

Replacement dwelling at Bellevue House, Old Bursledon
Landscape and Visual Evidence and Appraisal

Volume 1 Landscape and Visual Evidence

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1. Introduction

1.1. Appointment

1.1.1. The terra firma Consultancy was appointed in June 2022 to provide landscape architectural services in support of the proposed replacement dwelling at Bellevue House, Old Bursledon. Our services involve the production of a Landscape and Visual Evidence and Impact Appraisal (LVE&IA) which, in light of the client brief, comprises:

- Developing an understanding of the site and its setting;
- Defining what matters most about the landscape and visual aspects;
- Incorporating these into the best possible development proposals which maximises opportunities and potentials;
- And minimises and mitigates harm.

1.2. Report structure

1.2.1. For the purposes of the planning process the above work is presented in two volumes:

- Volume 1 Landscape and Visual Evidence (LVE) comprises our understanding of the site and its setting and the identification of what is important. This is critical in developing context-appropriate proposals and minimising harm and is the starting point for our work. The design and assessment should not be viewed as a linear process but rather an iterative one, with the identification of potential harm and mitigation informing the design at every stage, along with the work of other disciplines.
- Volume 2 Landscape and Visual Impact Appraisal will comprise the appraisal section of the final landscape report which will be completed once the final design is confirmed and will be as an impartial assessment of the landscape and visual effects of the final proposals.

1.2.2. Volume 1 is set out as below:

- Introduction; report structure; project brief; site location;
- Policy framework; planning policies; landscape character assessments; planning evidence;
- Landscape elements, qualities, functions and character: description and sensitivities;
- Views: description and sensitivities;
- Summary of emerging key design drivers; constraints and opportunities.
- Appendix 1: Landscape and Visual Evidence methodology
- Appendix 2: Landscape baseline table

1.3. Project brief

1.3.1. The brief for the design team is to advise the client on the proposed replacement of the existing dwelling at Bellevue House, High Street, Old Bursledon. The brief for landscape architectural input is to provide a suggested strategy for the removal of vegetation within the site to benefit views from the local public viewpoint, a LVIA to appraise and advise on the likely landscape and visual impact of the proposals, as well as to assess the impact of the proposed dwelling on surrounding landscape and views, in particular along the River Hamble.

1.3.2. In 2020, The terra firma Consultancy prepared a LVIA for the proposed replacement of the existing dwelling at Bellevue House, High Street, Old Bursledon. This LVIA appraised and advised on the likely landscape and visual impact of the proposals, as well as assessing the impact of the proposed dwelling on surrounding landscape and views, in particular along the River Hamble. The report included a suggested strategy for the removal of vegetation within the site to benefit views from the local public viewpoint.

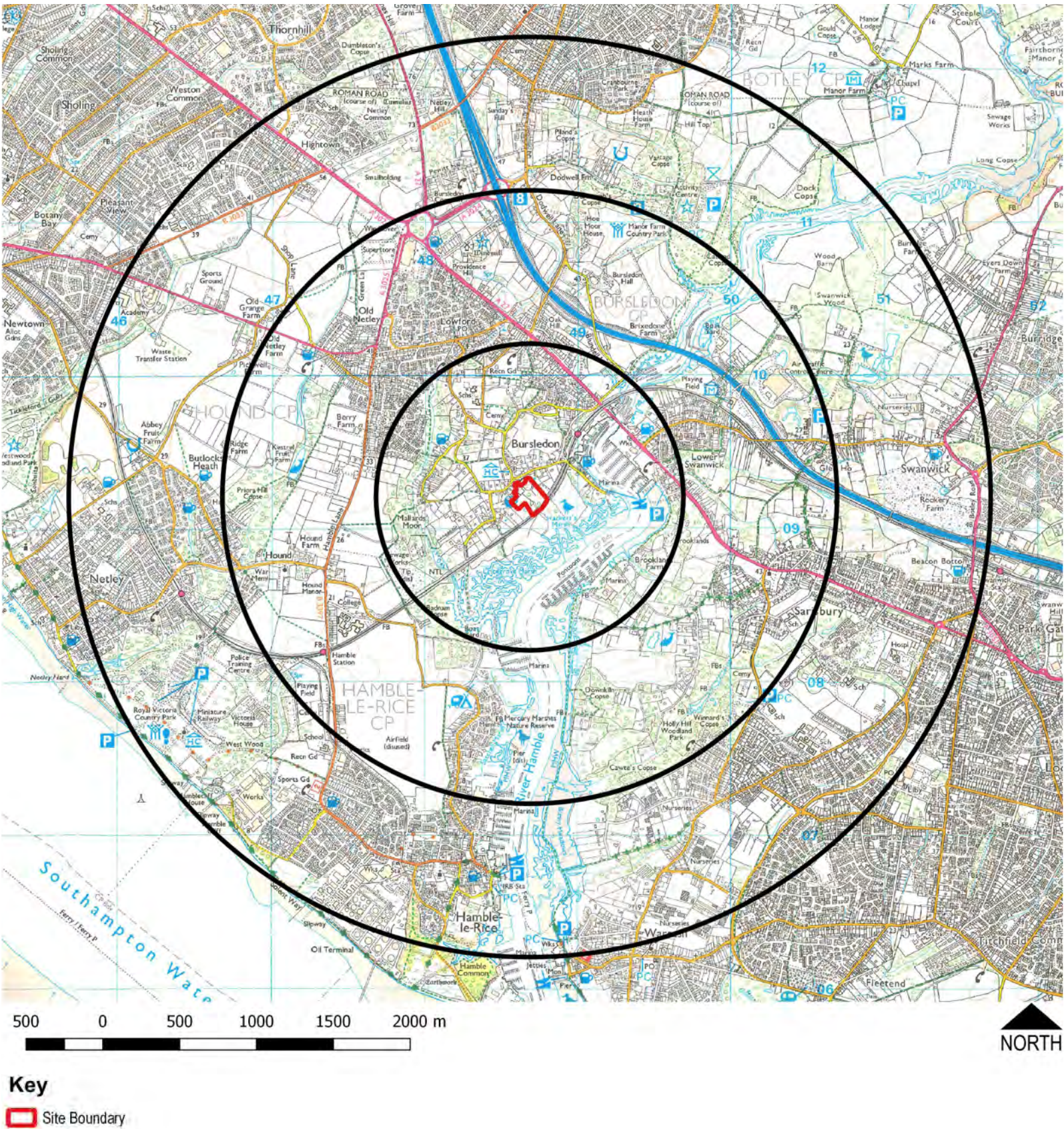
1.4. Planning history

1.4.1. Planning Application ref: F/20/87702, for the construction of two-storey 4-bedroom dwelling and detached double garage following the demolition of the existing dwelling and garage, was refused in September 2020. The decision notice stated *'The proposed replacement dwelling owing to the combination of its positioning and excessive massing, scale and size will result in a building that will appear as an unduly prominent and visually obtrusive feature within this section of the Old Bursledon Conservation and Special Policy Areas to the detriment of their prevailing character, and which will have an unacceptably increased physical and visual impact upon the character and appearance of this area of designated countryside.'*

1.4.2. A subsequent appeal ref: APP/W1715/W/20/3261854, was refused in February 2021, with the main issue stated as being *'the effect of the proposed development on the character and appearance of the Old Bursledon Conservation Area (OBCA) and Special Policy Area (OBSPA).'*

1.4.3. Planning Application ref: H/21/90732, Extensions and alterations to existing dwelling, was approved in August 2021. The planning application for extensions and alterations to the existing property resulted in an expansion in size, along with an external recladding of the property changing the appearance from the existing, and a 2 storey extension at the front of the property.

Figure 1 - Site location



1.5. Site location

- 1.5.1. The site is located in Old Bursledon, on the west bank of the River Hamble, (refer to Figure 1 Site location). Approximately 3.5 km to the south Warsash and Hamble-le-Rice are situated either side of the mouth of the River Hamble, where it joins Southampton Water. The Solent lies another 4.0 km to the south. The site lies within the Borough of Eastleigh, with the centre of Southampton approximately 7.0 km to the west of the site, and Eastleigh approximately 10 km to the northwest. The site comprises the existing residential dwelling 'Bellevue House', within a plot extending to 3.14 hectares to the south of High Street, Old Bursledon.

2. Policy and guidance framework

2.1. National Planning Policy Framework (NPPF 2021)

2.1.1. The NPPF confirms that the purpose of planning is to help achieve sustainable development and that there should be a presumption in favour of sustainable development. Planning policy-making and decision-making should take into account the roles and character of different areas and recognise the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services. Paragraph 174 states that planning policies and decisions should contribute to and enhance the natural and local environment by:

- *'protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan)*
- *'recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland*
- *'minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures'.*

2.2. Eastleigh Borough Local Plan (2016 – 2036), June 2022

2.2.1. The Eastleigh Borough Local Plan 2016-2036 was adopted at a meeting of Full Council on 25 April 2022. It is now the development plan for the Borough and replaces the Adopted Eastleigh Borough Local Plan 2001-2011.

2.2.2. Policies that are of relevance to the site in the Eastleigh Borough Local Plan (2016 – 2036), are set out below.

2.2.3. Strategic Policy S7, The coast, includes the Hamble river estuary between Hamble Point Marina and Botley, extending to the Borough boundary in the centre of the river. On-shore areas relating to the coast include areas adjoining coastal waters, or related to the coast in visual, landscape, biodiversity, heritage or functional terms. The Council seeks to protect and enhance the landscape, biodiversity and heritage interest of the coast including views from coastal waters.

2.2.4. Strategic policy S12, Strategic footpath, cycleway and bridleway links seeks to create new and improve existing footpath, cycle and bridleway links to connect the country parks, increase access to the coast and link the parishes and Eastleigh town centre. A number of new and strategic routes are shown on the policies map, including Botley to Hamble via Manor Farm Country Park.

2.2.5. Policy DM11, Nature conservation states that development which is likely to adversely affect the integrity of an international or European nature conservation site will not be permitted. Development which will have a direct or indirect adverse effect on a SSSI may be permitted if the reasons for development outweigh the harm; and for a SINC or Local Nature Reserve, buffers free from development should be provided within or adjacent to developments to alleviate recreational impact and impacts on edge habitats and to maintain dark skies. In determining planning applications, the Borough Council will, amongst other criteria, seek opportunities to create or enhance habitats and features of nature conservation interest having regard to local geodiversity and soils.

2.2.6. Policy DM12, Heritage assets, details the Council's intention to conserve and enhance the Borough's heritage assets, including conservation areas. It states that development within the setting of a heritage asset will be permitted provided it does not harm or detract from the significance or special interest of the asset and sustains and enhances its special character and qualities.

2.2.7. Policy DM26, residential extensions and replacement dwellings in the countryside enables such development but seeks also to limit their impact on the countryside and any urbanising effects.

2.2.8. Policy BU7, Residential extensions and replacement dwellings, Old Bursledon Special Policy Area, sets out a number of criteria relating to the size, scale and impact of the proposed development on the openness and cumulative urbanisation of the policy area. The policy states that proposals should ensure that the character of the undeveloped landscape between buildings is conserved and enhanced. It also requires that the proposals should not be detrimental to the character of the area as viewed from the River Hamble. The Local Plan notes that the Old Bursledon Conservation Area lies in the countryside and is particularly vulnerable to the visual impacts of large-scale extensions and replacement dwellings.

2.3. Old Bursledon Conservation Area Appraisal and Management Proposals SPD, 2012

2.3.1. The Old Bursledon Conservation Area Appraisal and Management Proposals SPD breaks the study area into zones which are identified as having their own character. The existing dwelling and northern part of the site lie within Character Zone 7 – High Street, with the southern part of the site in Character Zone 8 – Salterns Lane, Kew Lane and Mallards Moor.

2.3.2. Zone 7 – High Street forms part of the historic core of Old Bursledon and is the most densely developed part of the conservation area. The report states that this zone does not feel urban, and that it is the mix of historic buildings and boundary walls that draw the eye. It details a number of listed buildings in the area, including The Old Cottage which lies on High Street, to the northwest of the existing dwelling on the site. It also makes reference to a number of unlisted buildings that are locally significant and make a positive contribution to the character of the zone, including Old Post Office, whose curtilage adjoins the northwestern site boundary.

2.3.3. The report goes on to describe that the land slopes to the south within zone 7 and is highly enclosed by houses, hedgerows and trees except for the dramatic gap in High Street opposite Greyladyes where long views of the river and its estuary are to be had. It notes that a new viewpoint has been provided to allow views from High Street down to the mouth of the River Hamble.

2.3.4. Zone 8 – Salterns Lane, Kew Lane and Mallards Moor is mainly residential with houses set in large gardens. The report states that the historic character of this zone is more difficult to define as it has been undermined by some unsympathetic modern development, particularly in Salterns Lane. It attributes this to the large size of plots, and a number of extensions and replacement buildings which have created large, visually intrusive properties that can have a negative urbanising affect. However, it continues to say that the large plot size and generous space around buildings combines with the undeveloped land outside plots to make a significantly positive contribution to the primarily rural character of the conservation area.

2.3.5. Management proposals for Zone 7 include, 'Maintenance of the view point', which states that:

- At present, the impressive view through to the estuary is partial obscured by the trees that have grown in the over the years, although considerable work had been done at the time of writing to provide a new viewpoint in an improved setting. Whilst the ownership of the trees in the visual corridor will be widespread, trees works to open up this long view will be encouraged should the opportunity arise. Work to open up this view again would benefit the conservation area.'

The associated Proposal states:

- The Council will take advantage of opportunities to open up the visual corridor of the viewpoint. It will encourage the local community to achieve this goal.

2.3.6. Management proposals for Zone 8 including, 'Extensions to buildings', state that:

- 'replacement dwellings should also not be disproportionately larger than the existing building to reflect the importance of development being in harmony with the plot, surrounding properties and area. It must be remembered that it is not just the size of the dwelling itself that has a visual impact, but the hard & soft landscape and outbuildings too.'

The associated Proposal states:

- 'In implementing policies, the LPA will not permit development that would create a dwelling disproportionately larger than the one that is being extended or replaced. This will include the cumulative impact of successive extensions on the character and appearance of the original dwelling.'

2.4. Character Area Appraisals: Bursledon, Hamble-le-Rice and Hound SPD 2008

2.4.1. The purpose of the urban character area appraisals is to ensure that new development in Eastleigh Borough is appropriate to its surroundings and helps to retain the character that gives each area its identity. The appraisal area is broken down into character areas, with the site and existing dwelling falling within Character Area; BHH 23. The character area is described under a number of categories, with the following characteristics, amongst others, noted:

- Streets: narrow lanes with well-established hedgerows, banks, walls and mature / semi-mature trees along edges;
- Tree cover: prominent – semi-mature broadleaved / mature broadleaved along road edges;
- Views: views over the River Hamble estuary;
- Strength of character: 'strong'.

2.4.2. The appraisal recommends that new development should:

- preserve the loose-knit character of the area by avoiding significant increases in floorspace and the obstruction of open public views;
- maintain the character of the built environment in the use of form and materials.

2.5. Landscape character assessment

2.5.1. Relevant published landscape character assessments are listed below. These have been reviewed and the relevant key characteristics and guidelines taken into account in section 3.

- National Character Assessment: NCA 126 South Coast Plain;
- Hampshire Integrated Character Assessment;
- Landscape Character Assessment for Eastleigh Borough 2011;
- Old Bursledon Conservation Area Appraisal and Management Proposals 2012.

2.5.2. Information in the above documents that is relevant to the appraisal of the existing site and proposals, has been transposed into the Landscape Baseline Table at Appendix 2.

2.6. National Design Guide (2021):

The National Design Guide supports paragraph 134 of the NPPF which states that 'development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes.'

The NDG sets out the Government's priorities for well-designed places in the form of ten characteristics to be used to inform development proposals and their assessment by local planning authorities. The most relevant characteristics to LVE are:

2.6.1. Characteristic 1: Context: Enhances the surroundings

2.6.1.1. Para 38 describes this 'the location of the development and the attributes of its immediate, local and regional surroundings.' Para 39 states that 'An understanding of the context, history and the cultural characteristics of a site, neighbourhood and region influences the location, siting and design of new developments. It means they are well grounded in their locality and more likely to be acceptable to existing communities. Creating a positive sense of place helps to foster a sense of belonging and contributes to well-being, inclusion and community cohesion.'

2.6.1.2. Para 40 states that well-designed places are:

- based on a sound understanding of the features of the site and the surrounding context, using baseline studies as a starting point for design;
- integrated into their surroundings so they relate well to them;
- influenced by and influence their context positively; and
- responsive to local history, culture and heritage.

2.6.2. Characteristic 2: Identity: Attractive and distinctive

2.6.2.1. Para 50 describes this as 'the identity or character of a place comes from the way that buildings, streets and spaces, landscape and infrastructure combine together and how people experience them. It is not just about the buildings or how a place looks, but how it engages with all of the senses. Local character makes places distinctive. Well-designed, sustainable places with a strong identity give their users, occupiers and owners a sense of pride, helping to create and sustain communities and neighbourhoods.'

2.6.2.2. Para 51 states that Well-designed places, buildings and spaces:

- have a positive and coherent identity that everyone can identify with, including residents and local communities, so contributing towards health and well-being, inclusion and cohesion;
- have a character that suits the context, its history, how we live today and how we are likely to live in the future; and
- are visually attractive, to delight their occupants and other users.

2.6.3. Characteristic 5: Nature: Enhanced and optimised

2.6.3.1. Para 90 describes this as 'Nature contributes to the quality of a place, and to people's quality of life, and it is a critical component of well-designed places. Natural features are integrated into well-designed development. They include natural and designed landscapes, high quality public open spaces, street trees, and other trees, grass, planting and water.'

2.6.3.2. Para 91 states that well-designed places:

- integrate existing, and incorporate new natural features into a multifunctional network that supports quality of place, biodiversity and water management, and addresses climate change mitigation and resilience;
- prioritise nature so that diverse ecosystems can flourish to ensure a healthy natural environment that supports and enhances biodiversity;
- provide attractive open spaces in locations that are easy to access, with activities for all to enjoy, such as play, food production, recreation and sport, so as to encourage physical activity and promote health, well-being and social inclusion.

2.7. Summary

2.7.1. The key implications of the above policies, assessments and guidance have been considered further in relation to landscape and visual aspects in the following sections 4-6.

3. Landscape elements, qualities, functions and character

3.1. Methodology

3.1.1. The landscape elements, qualities, functions, and character of the site and its wider area are described in the table set out in Appendix 3 and summarised below. These form the landscape baseline evidence which both informs the development proposals

and, where likely to be affected by the development, form the landscape receptors against which the proposals are assessed. The sensitivity of landscape receptors is established by combining judgements on value with those on susceptibility to the type of change proposed, in line with the methodology set out in Appendix 1.

3.2. General description of existing site and setting

- 3.2.1. The site comprises a 3.14 hectare, largely rectangular plot of land, extending from High Street in Old Bursledon, approximately 200 metres southwards to the railway line, (refer to Figure 2 – Site Description). The plots of Turnstones and Old Post Office are indented into the northwest corner of the plot, with a small rectangular field adjoining High Street indented into the northern site boundary. An additional square pasture extends from the western boundary to the south of the properties Lanewell and Crableck.
- 3.2.2. The existing residential dwelling, Bellevue House, is located in the northwest corner of the site, immediately to the south of Turnstones and Old Post Office, which front onto High Street. The house and garage are set back approximately 50 metres from High Street, accessed via a gate and curving drive from the road. The existing house is a 2 1/2 storey dwelling, red / brown brick and tile hung with a brown tile roof. There are substantial areas of glazing with brown frames to the rear or southern façade. The main building comprises varied roof heights, including a hipped roof, with a half-hipped section to the rear southeastern part of the building. A single dormer window is located to the front and rear, with the western 1/3 of the building being single storey.
- 3.2.3. Substantial garden vegetation surrounds the house and immediate gardens, which include a lawned area to the south and drive to the north. The balance of the site comprises a number of distinct character areas, which are labelled on Figure 2 – Site Description, and described below:
 1. Linear, grassed area extending to the southern site boundary;
 2. Long linear field between the access drive and area of rough grass to the east;
 3. Two small pastures, extending from the western site boundary;
 4. Ornamental ponds and wetland planting in the centre of the site;
 5. Mature trees and understorey planting associated with a number of naturalised ponds and a gulley leading to a culvert under the railway;
 6. Mown grass paths between areas of naturalised scrub planting;
 7. Areas of broadleaved trees and scrub, rough grass and mown grass rides, including a belt of trees on the northeastern boundary and a number of mature oak trees. A large timber storage building is located on the southeastern boundary.
- 3.2.4. The northern boundary is formed by post and rail fencing, a field gate to the access drive and a low hedge along High Street. Brick piers and a gate at the entrance to a track at the northeastern corner of the site provide access along the eastern boundary. The eastern boundary is marked by a hedge between the track and an entrance drive and gardens at The Grange. Mid-way along this boundary the track turns to the east, away from the site, and the boundary hedge becomes more gappy as it continues to the southeastern corner of the site.
- 3.2.5. A post and wire fence and areas of dense scrub and brambles along the railway line delineate the southern site boundary. A gulley associated with dense vegetation, including a number of mature trees, leads to a culvert under the railway line in the southwest corner of the site. Low post and wire fencing and patches of vegetation and gorse form the western boundary with a large pond and grassed areas within the adjoining property, Rivermead. Low post and wire fencing surrounds the pasture at the western extent of the site, with a low trimmed hedge where it adjoins the property, Lanewell, and a line of young trees to the northwest. Dense garden vegetation forms the northwestern site boundary surrounding the existing dwelling, with a coniferous hedge extending to the road and adjoining Old Post Office.
- 3.2.6. A number of tightly spaced properties, including Old Post Office, Turnstones and Crableck line the southern side of High Street to the north and west of the existing dwelling. The property, Lanewell, adjoins the paddocks to the west, with the extensive

grounds of River Barn, Rivermead and others, adjoining the site to the southwest. Properties also line the northern side of High Street, although these are generally set back from the road, with the exception of The Old Cottage. Two large properties divided into a number of separate dwellings, Greyladyes and The Grange, are located to the north and northeast of the site on School Road and High Street respectively. These properties are largely surrounded by mature vegetation and, in places, walls.

- 3.2.7. Tidal in its lower reaches, the River Hamble is 12km in length, flowing from its source at Bishops Waltham, through Bursledon to its mouth at Southampton Water, approximately 3.5 km to the south of the site. The A27 bridge crosses the Hamble River at Bursledon and Lower Swanwick to the north of the site with the M27 bridge crossing the river approximately 600 metres to the north of this. The west coastway railway line linking Southampton to Portsmouth and Brighton, runs approximately 200 metres to the south of Drove House forming the southern site boundary.
- 3.2.8. The site slopes down from High Street towards the railway, Hackett's Marsh and the River Hamble. A number of marinas, boatyards and moorings line the River Hamble at this point including Swanwick Marina, Elephant Boatyard and Deacons Marina at Bursledon, Universal Marina on the Hamble's east bank and Mercury Yacht Harbour to the south. Although there is limited access to the River Hamble's western shore, a footpath provides access along the eastern bank of the river from Lower Swanwick, at the A27 bridge, to Warsash at the mouth of the river. There is limited development on the valley sides of the Hamble, with Old Bursledon contained by Mallards Moor woodland, occupying the western slopes and separated from development at Lowford on the tops. To the east, Sarisbury is confined to the tops of the slopes, with Brooklands house and grounds and woodland within Holly Hill Woodland Park, occupying the valley sides between Lower Swanwick, Sarisbury and Warsash.
- 3.2.9. The marshes and River Hamble to the south of the site and railway are protected by a number of designations including Solent Maritime SAC, Solent and Southampton Waters RAMSAR, Solent and Southampton Water SPA, Lincegrove and Hackett's Marsh SSSI and Hackett's Marsh LNR. The RAMSAR, SPA, SAC and SSSI boundaries adjoin the southern side of the railway at the point where the tunnel crosses the line at the southwestern corner of the site. Hackett's Marsh LNR adjoins the railway line along the entirety of the southern site boundary.
- 3.2.10. The historic core of Old Bursledon follows High Street, from its junction with Salterns Lane to the west and Station Hill to the east. The private parkland of Greyladyes estate and St Leonard's Church extend along School Lane and Church Lane to the north of High Street. The majority of the Grade II listed buildings in Old Bursledon are on High Street, with a small number located on School Road and Station Hill. In addition there is a cluster of Grade II listed buildings on the water at Lands End Road, associated with the historic boatyards, and the Grade II* listed St Leonard's Church to the north. The Old Bursledon Conservation Area encompasses the historic core of the village on High Street; Greyladyes; School Road and St Leonard's Church; Salterns Lane and Mallards Moor woodland to the west; the marshes to the south of the railway; Lands End Road and the boatyards; and the school and recreation ground on Long Lane to the north.

Figure 2 - Site description

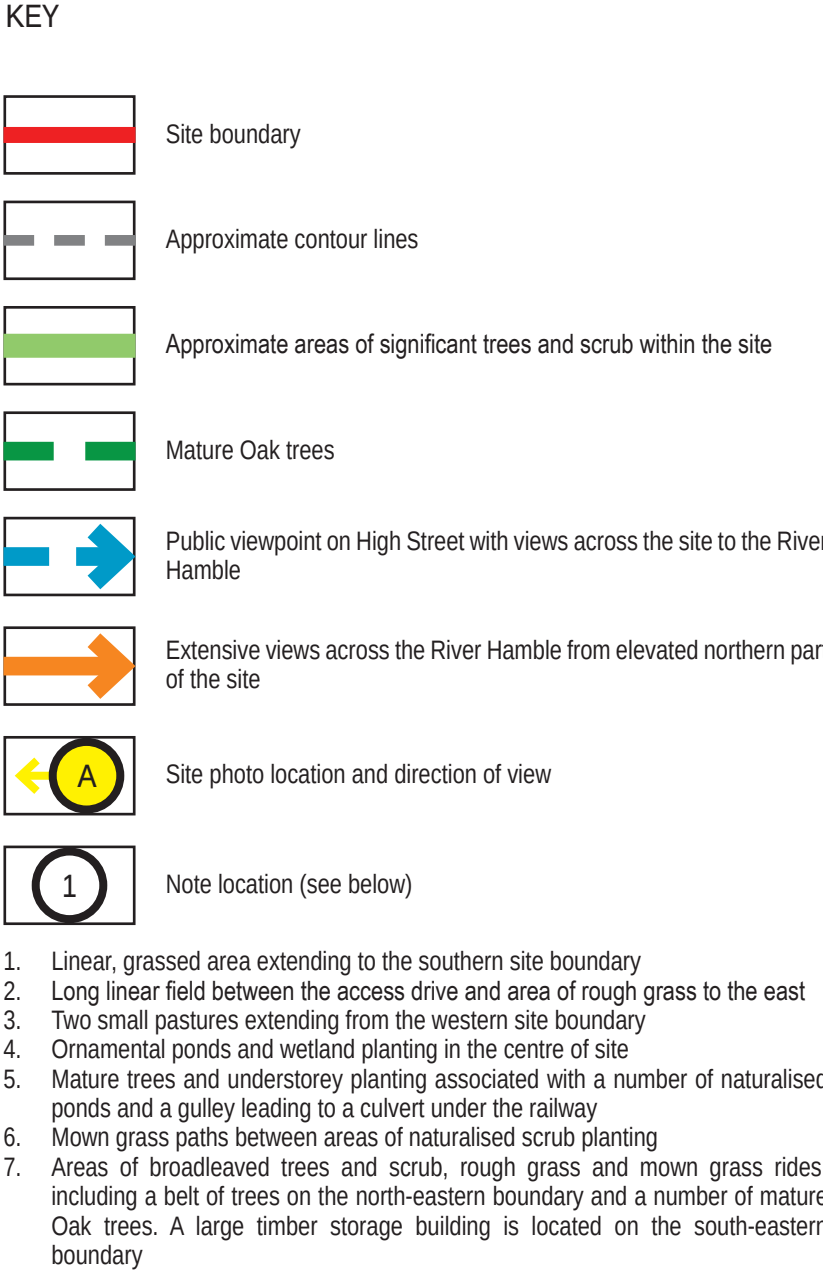
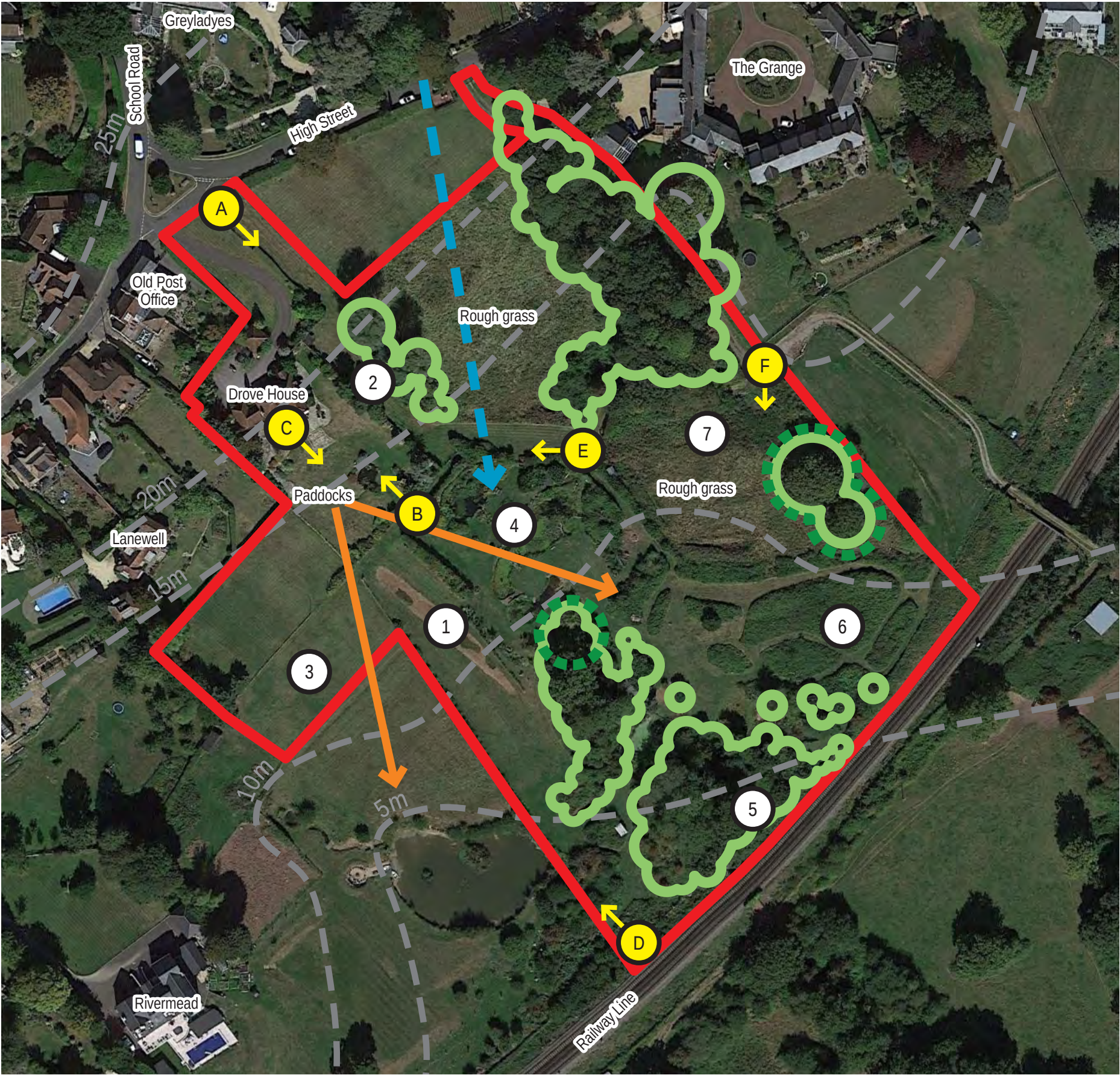


Figure 3 - Site Photos



View A from the field-gate on the northern boundary of site on High Street; looking across the site to the River Hamble.



View B from the centre of the site looking north-west to the southern facade of existing dwelling.

Figure 4 - Site Photos



View C from existing dwelling looking south-east across the site to the River Hamble.



View D from the south-western corner of the site looking north towards existing dwelling and High Street.

Figure 5 - Site Photos

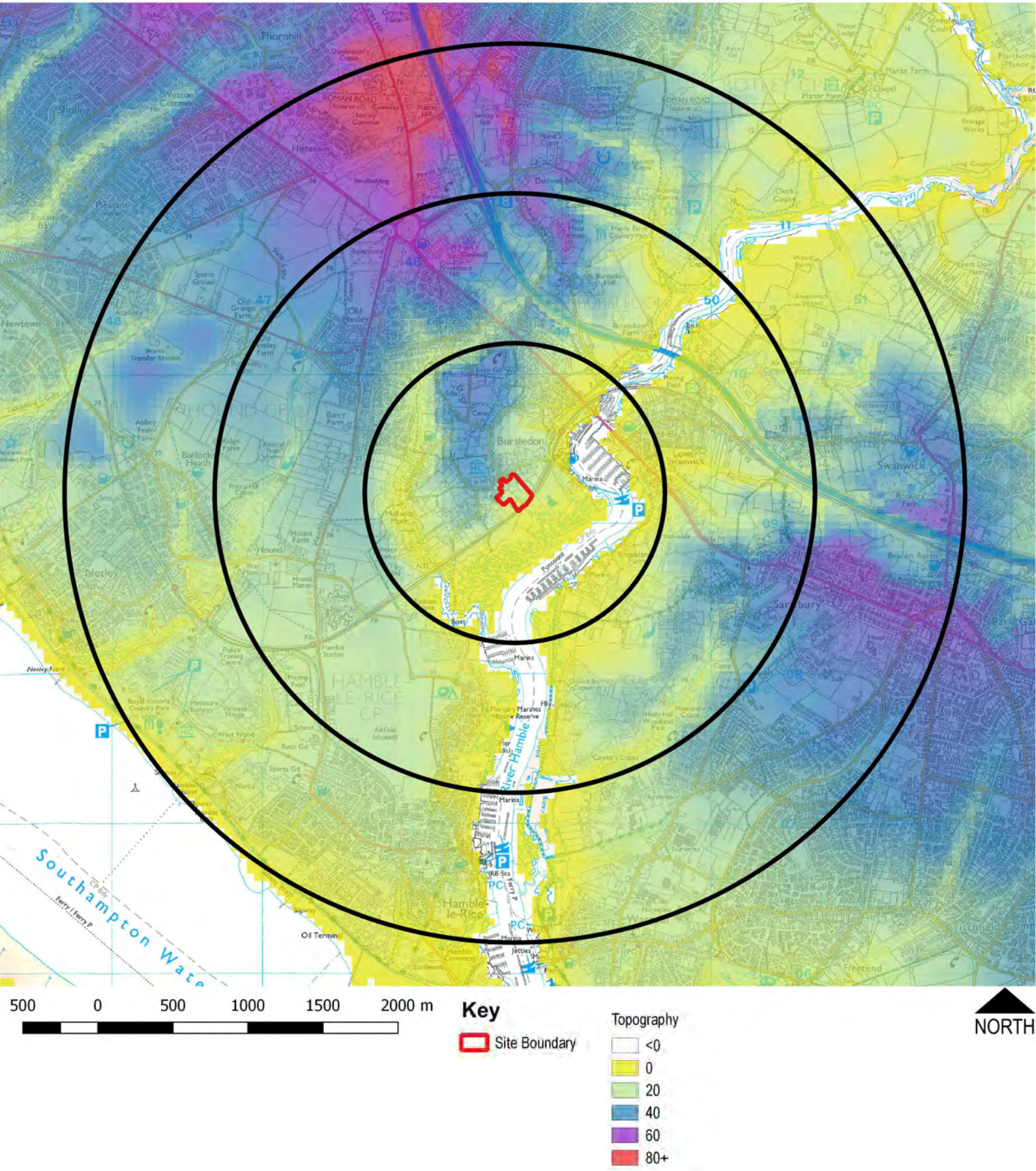


View E from a grassy ride in the centre of the site looking west towards existing dwelling.



View F from the eastern boundary of site looking south across the site towards the River Hamble.

Figure 6 - Topography



3.3. Geology, topography, soils

- 3.3.1. The wider Hamble valley is formed by sandsilts and clays overlain by river terrace gravel deposits, resulting in well drained, high quality soils. The well defined valley is deepest around Bursledon, at 35 metres, becoming gradually lower towards the coast.
- 3.3.2. The site slopes steadily from northwest to southeast, with the land beyond to the south continuing to fall towards the River Hamble, and to the north continuing to rise to the tops of the valley slopes north and west of Old Bursledon, (refer to Figure 6 - Topography). A high point on the northern boundary at 27.0 metres AOD, falls approximately 17 metres across the site, to 10 metres AOD on the southern boundary. The existing house and garage area is contained on a flat platform in the northwestern corner of the site, with associated stepped access and grassed slopes down to lower garden areas.
- 3.3.3. No information is known about the site soils, however the presence of a wide range of ornamental, naturalised and native vegetation, pasture and lawns, suggests the presence of relatively fertile soils.
- 3.3.4. The topography and soils of the site are considered to have a medium to high value, and a low to medium susceptibility to the type of change, where there will be limited changes to topography and loss of soils. Overall these elements have a medium sensitivity.

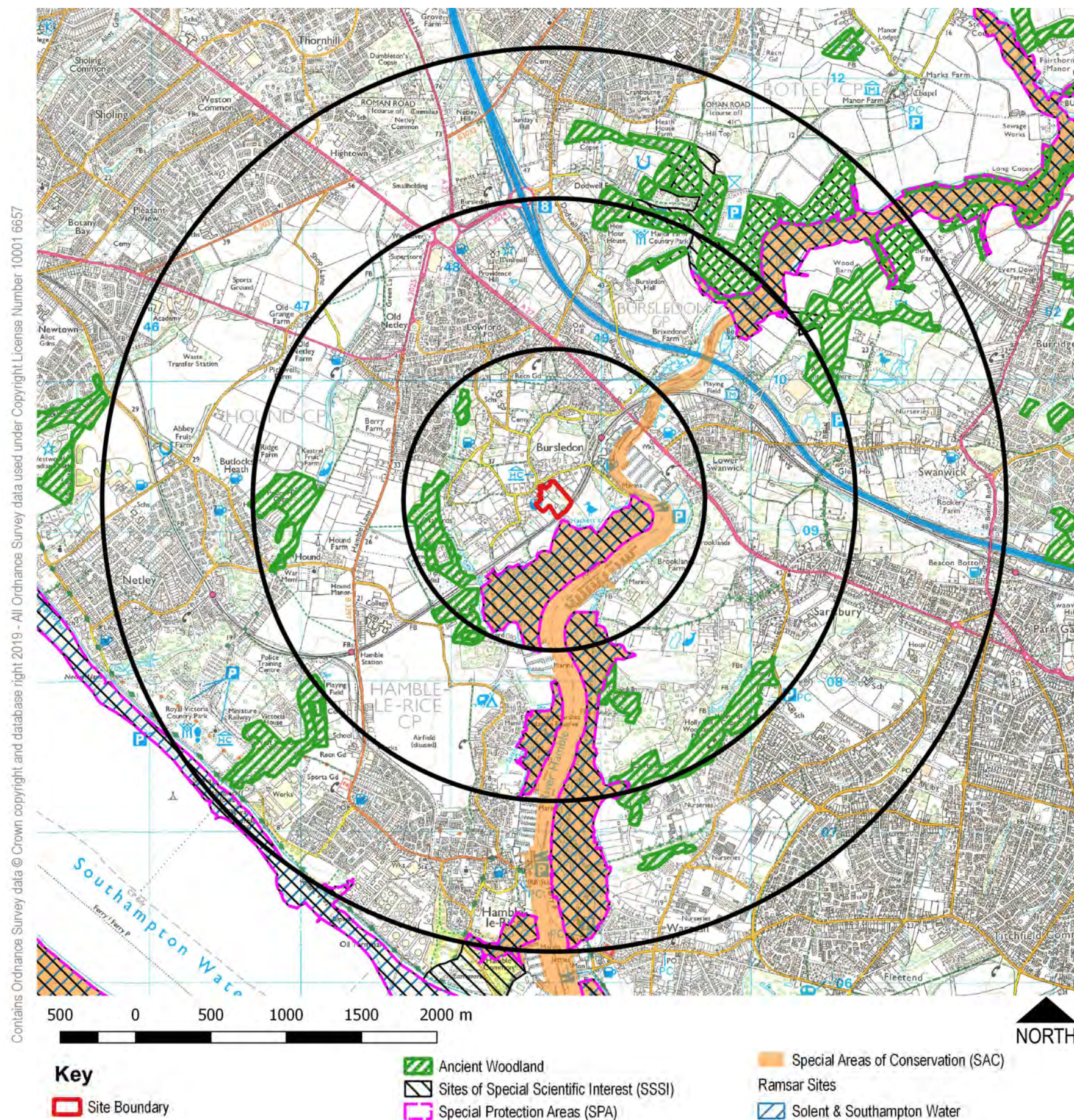
3.4. Hydrology

- 3.4.1. A series of ponds and wetlands flow through the central part of the site from an area of ornamental ponds to the south of the existing house, south to a naturalised area of ponds on the southern boundary adjacent to the gully and culvert under the railway. The site was lying wet in the southwestern corner at the time of the previous survey, in February 2020. The site comprises large areas of pasture, rough grass, lawn and vegetation, which provides permeability for surface water drainage.
- 3.4.2. The ponds within the site have a medium to high value, in particular those naturalised ponds situated adjacent to the southern site boundary and in close vicinity to the designated land to the south of the site and the railway. However, susceptibility to the changes proposed will be low to medium, and it is considered that overall these elements will have a medium sensitivity within the site.

3.5. Vegetation

- 3.5.1. The site lies within the Hamble River Valley, where inter-tidal marsh communities are characteristic of the coastline and international and national wildlife designations are associated with the estuary and intertidal habitats. Large areas of ancient and semi-natural woodlands cloth the Hamble Valley sides, including Mallards Moor and woodlands within Holly Hill Woodland Park. The Eastleigh Borough Landscape Character Assessment notes the threat of development pressure to alter the wooded character, within the curtilage of houses.
- 3.5.2. Within the site a belt of mature trees runs along the northeastern boundary along with an area of mature vegetation on the southern boundary surrounding some ponds, a gully and culvert under the railway. In addition, a number of mature oak trees are located on the eastern boundary and within the centre of the site. Within the balance of the site there are small areas of scrub and woodland, ornamental ponds and wetland planting, rough grassland, pasture and garden vegetation. There are no TPO's within the vicinity of the site, as shown on the Eastleigh Borough Council interactive maps of the Borough.

Figure 7 - Ecological Designations



3.5.3. Although the garden vegetation surrounding the house and drive has limited value, areas of woodland, scrub and vegetation associated with ponds have a higher value, with a number of mature oaks within the site having a high value. A belt of vegetation located to the east of the house comprising a hedgerow and number of mature trees, including mature willows, is prominent within the surrounding landscape. Overall, it is considered that vegetation within the site has a medium to high value. Susceptibility to the changes proposed will be medium, and it is considered that overall, these elements will have a medium sensitivity within the site.

3.6. Settlements and roads

3.6.1. Although the settlement of Old Bursledon is largely dispersed, the historic core of the village is centred around High Street and School Road, with many large detached houses with substantial wooded gardens away from the village centre.

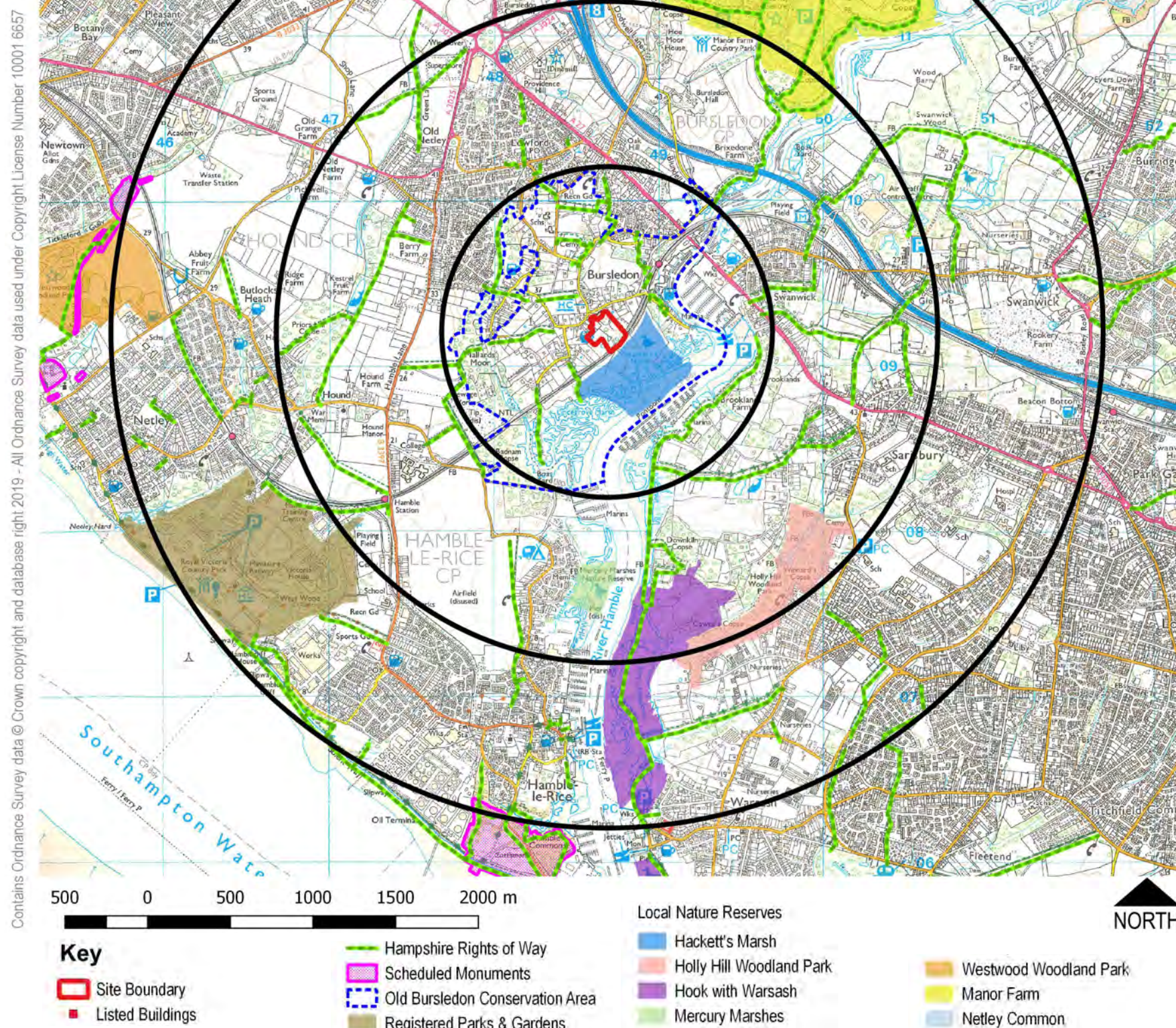
3.6.2. The existing dwelling, Drove House, lies behind and to the south of Old Post Office which fronts onto High Street, and forms part of the streetscape of the historic core of the village. Drove House does not have an immediate presence on the road frontage, situated to the rear of another property and built at a lower level than High Street. A post and rail fence and gate and in part a trimmed native hedgerow form the existing northwest road frontage of the property. To the northeast brick piers, a field gate and a trimmed native hedgerow front High Street. The existing house is a largely 2 1/2 storey dwelling with a single storey section to the west. Constructed of red / brown brick and tile hung with a brown tile roof, there are substantial areas of glazing with brown frames to the rear or southern façade.

3.6.3. Development within the Conservation Area of Old Bursledon in the late 20th century is largely confined to detached houses on large plots to the north side of High Street, those off Kew and Salterns Lane and School Road, and the school on Long Lane to the north. Infilling has also occurred on High Street from the 1930's through to the late 20th century immediately to the north of the existing Drove House. There is a small area of early 21st century housing to the north of the church.

3.6.4. The Character Area Appraisal SPD for Bursledon, Hamble-le-Rice and Hound, notes that buildings in the Old Bursledon Character Area: BHH 23, range from pre-Victorian to present day cottages, villas and bungalows, between 1 and 2 storeys and of brick, stone and render walls with tile or slate roofs. The prevailing building type surrounding the site is brick or render and tile. Old Post Office and Turnstones immediately to the northwest of the site on High Street are render and tile. West on High Street, The Blue Cottage, Hamull and The Vine PH are all partially rendered with remaining properties largely brick and tile. On High Street, to the northeast of the site, Fletchwood and Littlemead are brick and tile and render and tile respectively. Two large properties, the Grange to the east is brick and tile single storey, with the Georgian two storey red brick property, Greyladies to the north. To the west of the site, properties off Salterns Lane, set within extensive grounds, include the distinctive weatherboard and render, Rivermead, and the pale coloured façade, shutters and dark tiled roof of River Barn.

3.6.5. It is considered that the settlement and road pattern of Old Bursledon has a high value with a low to medium susceptibility to the type of change proposed for the site, where the existing dwelling is set back behind other properties on High Street. It is considered that the settlement and road pattern has a medium sensitivity.

Figure 8 - Landscape and Heritage



3.7. Access and recreation

- 3.7.1. There is no public access to the site and a limited number of public rights of way in the area, due in part to the restricted access to the marshes to the south, which are protected by a number of designations and contained by the railway and River Hamble. In contrast, there is public access to the water at marinas and on the footpath along the eastern shore of the river. The 'Strawberry Trail', promoted by Eastleigh Borough Council, runs along High Street past the northern boundary of the site. It includes the public viewpoint off High Street which looks southwards across the site towards the River Hamble estuary.
- 3.7.2. Although there are a limited number of public rights of way in the immediate vicinity of the site, the public viewpoint on High Street at the northeast corner of the site has a high value in terms of public amenity. It is considered that the viewpoint has a medium susceptibility to the type of change proposed on the site, and an overall high sensitivity.

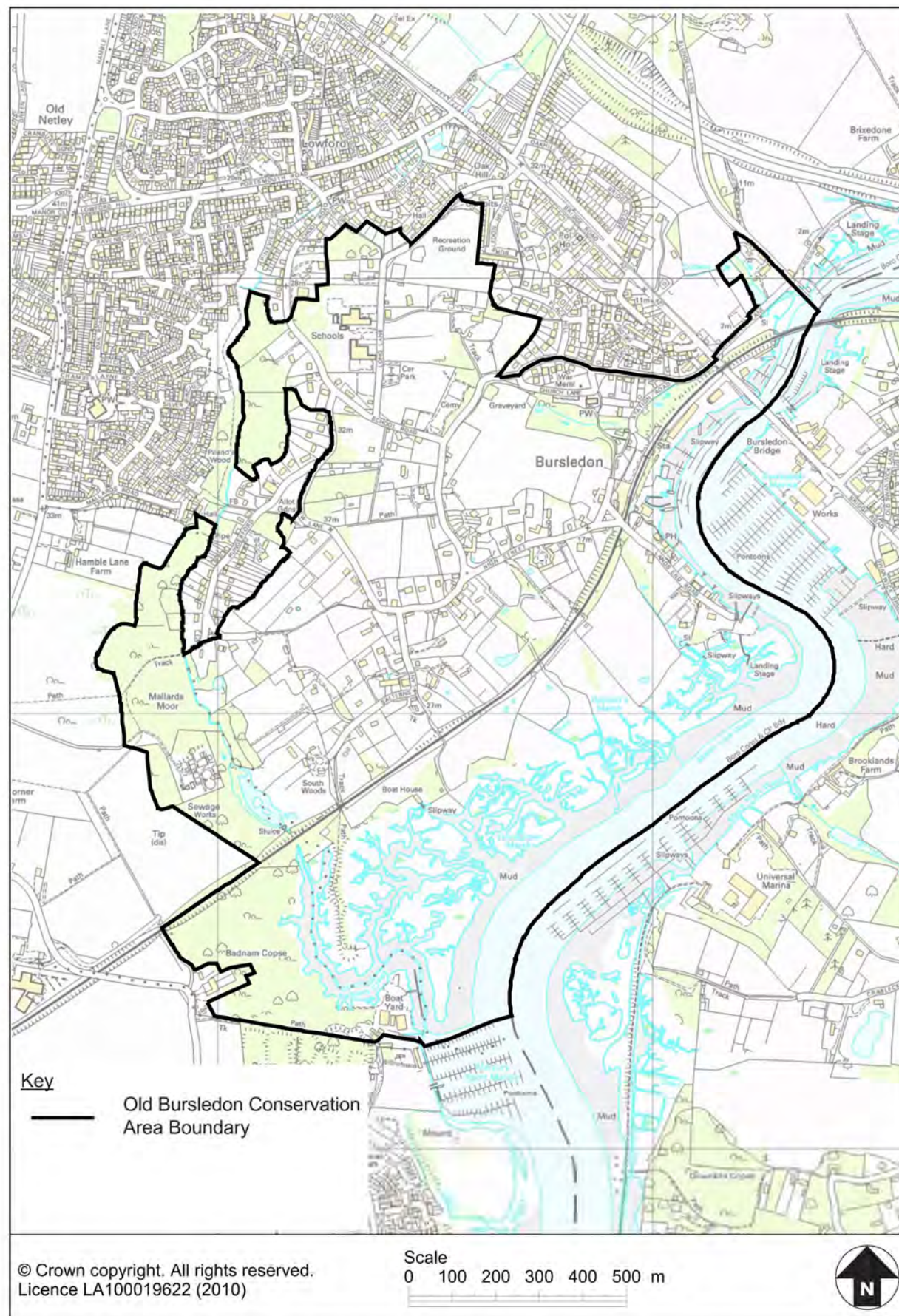
3.8. Historic character

- 3.8.1. The landscape around Bursledon had a pattern of irregular fields enclosed by 1800 as a result of assarting influenced by the importance of shipbuilding in the area. Saltworking influenced the settlement pattern with long narrow agricultural fields leading down to the salterns from High Street. Information on Hackett's Marsh Local Nature Reserve notes that 'The Drove' was used by Commoners as a route for livestock down onto the marsh from the road and is undoubtedly an ancient feature. This field pattern has been altered in southern parts of the Hamble by late 19th Century houses with views over the river estuary and the building of the West Coastway Line railway.
- 3.8.2. The existing dwelling lies within the Old Bursledon Conservation Area which extends southwards from the site to the centre of the River Hamble, west to Mallards Moor woodland, north to include the school and recreation ground on Long Lane and northeast to St Leonard's Church and boatyards at the A27 bridge, (refer to Figure 1 Site location). Grade II listed buildings in the vicinity of the site include The Old Cottage and Greyladyes to the north of High Street, as well as a telephone kiosk at the junction of High Street and School Road and the boundary wall to Greyladyes, (refer to Figure 7 – Landscape and Heritage).
- 3.8.3. The historic character of Old Bursledon, in particular the Conservation Area and listed buildings have a high value and a medium susceptibility to the type of change proposed for the site, and as such a high sensitivity.

3.9. Tranquillity / Perceptual qualities

- 3.9.1. The lanes around Old Bursledon have a degree of tranquillity that is in contrast to the surrounding activity of the marinas, recreational and boating activity on the River Hamble, the busy A27 and M27 to the northeast and development at Lowford and Sarisbury. The visual and physical separation of Old Bursledon and the Conservation Area from the surrounding development and nearby river maintains a feeling of tranquillity within the village. Despite the railway line forming its boundary, the southern, lower part of the site is influenced by the inaccessibility and open nature of the adjoining marshes. Proximity to High Street and surrounding properties and open views across the River Hamble reduce the relative feeling of tranquillity in the northern part of the site.
- 3.9.2. The tranquillity of the village and surrounding lanes is valued as a quality of the Old Bursledon Conservation Area within the surrounding busy Hamble Valley. The tranquillity of the area is of high value, whilst its susceptibility to the type of change proposed for the site is considered to be low to medium. The area is considered to have a medium sensitivity to perceptual qualities such as tranquillity.

Figure 9 - Old Bursledon Conservation Area - Extract from Old Bursledon Appraisal and Management Proposals



Map 1. Old Bursledon Conservation Area February 2012

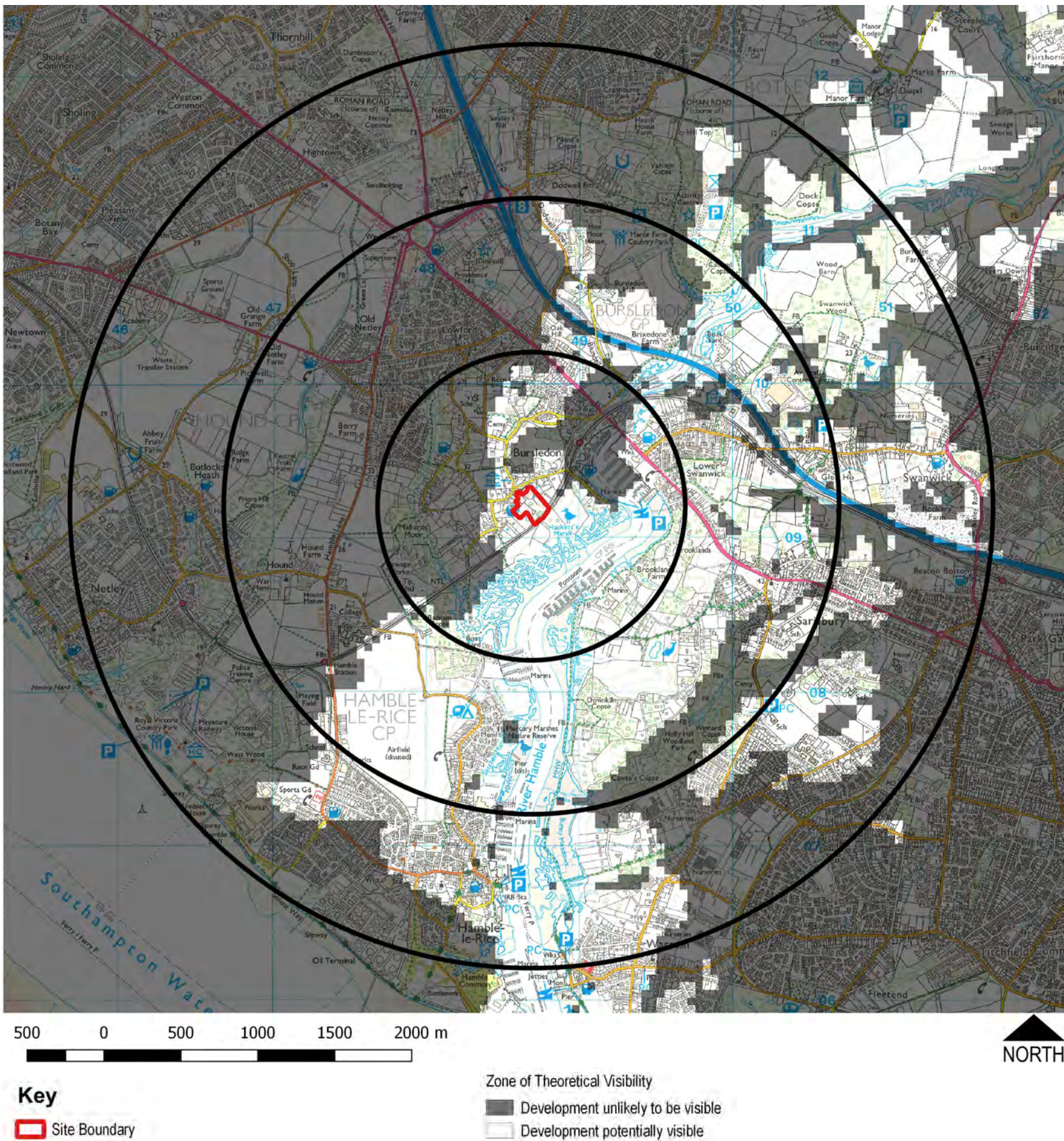
3.10. Scale / Pattern / Openness and enclosure

- 3.10.1. An informal enclosed character within the larger part of Old Bursledon is created by the narrow winding lanes, high banks and vegetation. The Old Bursledon Conservation Area Appraisal notes that on High Street the land slopes to the south and is enclosed by houses, hedgerows and trees, except for the gap on High Street at the northern site boundary, between Old Post Office and The Grange, where long views are possible over the river and its estuary.
- 3.10.2. The existing dwelling is relatively well enclosed from the north, east and west by built form, topography and surrounding vegetation within the site. A larger part of the site, in particular to the north, including the southern façade of the house are open to land to the south and west, including the River Hamble and its eastern valley slopes.
- 3.10.3. There is a high value placed on the scale and pattern of the historic core of Old Bursledon. It is considered that there is a medium susceptibility to change of these factors, and a high sensitivity.

3.11. Ecosystem Services

- 3.11.1. There are several factors which limit the extent to which the site currently provides ecosystem services:
 - Its location as part of a settled area amongst other domestic properties;
 - Its established use as a private domestic garden, this largely applies to the northwestern part of the site;
 - The extent to which the area surrounding the existing dwelling is already developed (buildings, surfacing, driveway, walls);
 - Its limits to connectivity with the wider nature landscape, eg. adjoining residential dwellings, garden landscapes and railway line.
- 3.11.2. The site's features do provide contributions in the following ways;
 - To the supporting service of biodiversity: a number of mature oak trees; mature trees associated with a gully and culvert under the railway, a belt of trees on the northeastern boundary; ponds and wetland area in the southern part of the site; areas of woodland coppice, scrub and rough grassland; areas of mown grass, garden vegetation, ornamental ponds and clipped hedges;
 - To regulating services such as air quality, water flow, water quality, erosion, and pollution with vegetation as above;
 - To cultural services such as tranquillity by virtue of its location adjoining the Hackett's Marsh LNR, recreation, through managing the site to allow views to the River Hamble from the adjoining public viewpoint on High Street, and cultural heritage through its links with the historical use of the land between Old Bursledon and the Hamble River, such as 'Salterns' and a drove route to the marshes.

Figure 10 - Zone of Theoretical Visibility (ZTV)



4. Views

4.1. Methodology

- 4.1.1. The visibility of the site is influenced by the topography of the surrounding area and the presence of features such as buildings and vegetation. The topography of the area is illustrated in Figure 6 and this is the basis for the diagram showing the zone of theoretical visibility (ZTV) Figure 10. The ZTV is used to guide fieldwork, ruling out areas where the likely proposed development would be screened by landform.
- 4.1.2. Figures 11 and 12 indicate the location of photographic viewpoints. Figures 13 to 29 set out photographs annotated to describe the distance of the viewpoint from the site, the direction of the view, the nature of the viewpoint, type and relative numbers of visual receptors and the visibility of the existing site.
- 4.1.3. Views of a similar nature which are likely to be affected by the development, are grouped together below and an overall assessment of the sensitivity of the view receptors is made by combining judgements on value with those on susceptibility to the type of change proposed, in line with the methodology set out in Appendix 1. These view receptors form the visual receptors against which the proposals are assessed. Viewpoints with no existing or potential view of the site are not considered further.

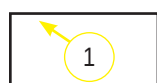
Figure 11 - Viewpoint diagram (up to 1km)



KEY



Site boundary



Representative viewpoint

4.2. General description of visibility

- 4.2.1. The existing dwelling lies behind and to the south of Old Post Office which fronts directly onto High Street. Set back approximately 45 metres from the road, and 4.5 metres below the level of High Street, the existing house is largely hidden by intervening vegetation and built form, and is not prominent in views gained from High Street. Open views across the northern part of the site are possible from the stretch of High Street from Old Post Office, at the junction with School Road, to The Grange, filtered only by a low, trimmed hedge and a small number of mature hedgerow trees. Views to the site from within Old Bursledon are quickly lost on moving away from this stretch of road, blocked by vegetation, buildings and boundary walls lining the narrow roads in this part of the village.
- 4.2.2. There is limited public access to the marshes to the south, however transient views to the site will be possible from trains travelling on the West Coastway railway line on the southern site boundary. Open views to the south facing site are possible from public locations on the east shore and from the water of the River Hamble, including the waterfront footpath that links Lower Swanwick at the A27 bridge, to Warsash to the south. There are few locations to gain public views to the site from the eastern slopes of the Hamble valley due to limited public access combined with extensive areas of woodland. The visual study zone has been limited to 3.0 km, beyond which views are unlikely to be affected.

Figure 12 - Viewpoint diagram (up to 3km)

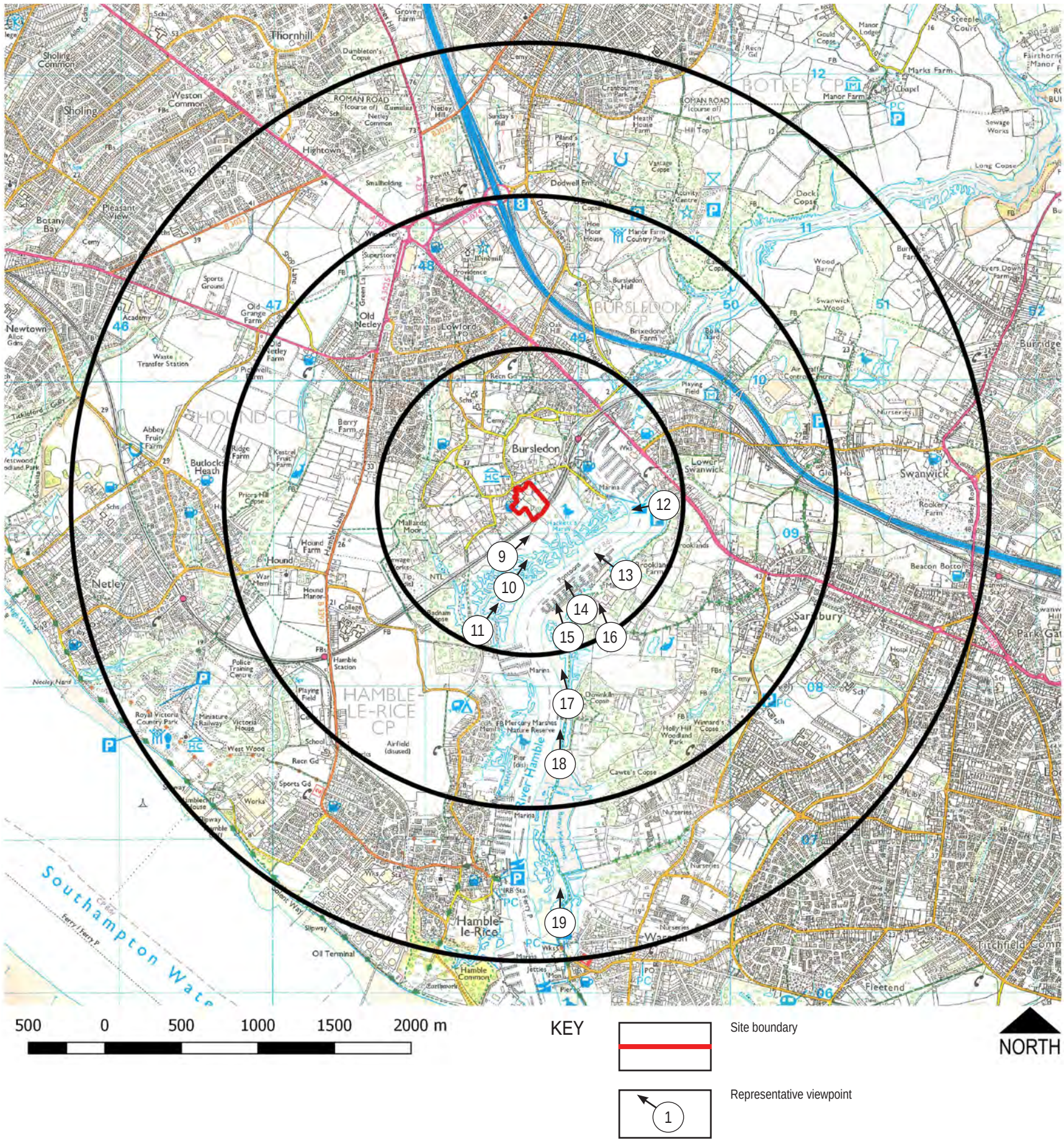


Figure 13 - Representative Viewpoint Photographs



Viewpoint 1:

View from the public viewpoint on High Street, approximately 5m west of the track at the northeast corner of the site, looking south across the site and the River Hamble.

Views across the site are partially filtered by intervening mature trees and vegetation, both on the boundaries and within the site.

Within Old Bursledon Conservation Area (OBCA).

4.3. Views from public viewpoint and open boundary on High Street (representative viewpoints 1, 2 and 7)

- 4.3.1. Viewpoints 1, 2 and 7 represent views from High Street, where it passes the northern boundary of the site and an open field. Visual receptors are walkers and drivers on the road and users of the public viewpoint at the northeastern corner of the site. Views from High Street in this location are considered to have a high value, with one of the locations being a public viewpoint, all lying within the conservation area, on the route of the 'Strawberry Trail' and providing views across the Hamble River valley within the otherwise enclosed village. The existing dwelling on the site is visible, to varying degrees, from these viewpoints, partially screened by intervening vegetation and adjoining houses on High Street. Views to the existing dwelling become more open at the mid-point of the northern boundary; screened by vegetation and built form to the west; and more distant to the east. The roofline of the dwelling partially screens views to the river when viewed from locations at the western end of the northern site boundary.
- 4.3.2. View receptors are walkers and those visiting the viewpoint. Visual receptors are considered to have a high susceptibility to change, and a high sensitivity from locations on High Street where it passes the northern boundary of the site.

Figure 14 - Representative Viewpoint Photographs



Viewpoint 2:

View from High Street approximately 5m from the northeast corner of the site, looking southwest along High Street towards existing dwelling.

Views across the site are partially filtered by intervening vegetation, both lining High Street and within the site.

Located within Old Bursledon Conservation Area (OBICA), and on the Strawberry Trail long distance route.

Figure 15 - Representative Viewpoint Photographs



Viewpoint 3:

View from High Street at the entrance to The Grange, approximately 80m from the northeast corner of the site, looking southwest along High Street.

Views towards the site are restricted by intervening built form and vegetation.

Located within Old Bursledon Conservation Area (OBCA), and on the Strawberry Trail long distance route.

4.4. Views from High Street east (representative viewpoint 3)

- 4.4.1. Viewpoint 3 is within the Old Bursledon Conservation Area, located on High Street to the east of the site, where visual receptors are walkers and drivers on the road. Views to the existing dwelling and the site are restricted by walls, buildings at The Grange and mature vegetation lining High Street. It is not possible to view the site from this location.

Figure 16 - Representative Viewpoint Photographs



Viewpoint 4:

View from School Road, approximately 35m from the northern site boundary looking south to the roof of the existing dwelling on the site.

Partial views of the site are restricted by intervening built form and vegetation.

Located within Old Bursledon Conservation Area (OBCA).

4.5. Views from School Road (representative viewpoints 4 and 5)

- 4.5.1. Partial and / or glimpsed views are gained to the roof and chimney of the existing dwelling on the site, with an similarly glimpsed backdrop of the River Hamble and wooded eastern valley slopes. These are framed and seen in the context of Old Post Office and the listed wall surrounding Greyladies on School Road. A high value is attached to the view of the streetscape as it opens up at the junction of School Road and High Street which is within the Old Bursledon Conservation Area.
- 4.5.2. Visual receptors of viewpoints 4 and 5 are users of the narrow School Road on the approach to High Street, and within the conservation area, and it is considered that visual receptors have a medium to high susceptibility to change, and a high sensitivity.



Viewpoint 5:

View from School Road, approximately 80m from the northern site boundary looking south towards existing dwelling.

Possible glimpsed views to the roof of the existing dwelling on the site are restricted by intervening built form and vegetation.

Located within Old Bursledon Conservation Area (OBCA).

Figure 17 - Representative Viewpoint Photographs



Viewpoint 6: View from Bursledon footpath no. 6, approximately 295m from the northern site boundary, looking southeast across a field towards High Street and the site. View receptors are users of the footpath.



Viewpoint 6:

View from Bursledon footpath no. 6, approximately 295m from the northern site boundary, looking southeast across a field towards High Street and the site.

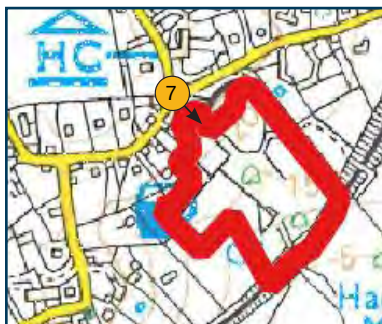
Possible glimpsed views to the roof of the existing dwelling on the site are restricted by intervening built form and vegetation.

Located within Old Bursledon Conservation Area (OBCA).

4.6. Views from footpath off School Road (representative viewpoints 6)

- 4.6.1. Views are available across a field in the foreground towards a number of houses located to the north of High Street. Intervening topography and mature vegetation restricts views towards High Street.
- 4.6.2. Visual receptors are users of public footpath no. 6. The site, on land falling to the south, is not visible from this location.

Figure 18 - Representative Viewpoint Photographs



Viewpoint 7:

View from High Street, outside the gate to the driveway, approximately 6m from the northern site boundary, looking southeast along the drive to existing dwelling.

Possible glimpsed views to the roof of the existing dwelling on the site are restricted by intervening mature vegetation. Views may be more open during winter months.

Located within Old Bursledon Conservation Area (OBCA) and on the Strawberry Way long distance route..

Figure 19 - Representative Viewpoint Photographs



Viewpoint 8:

View from outside Crableck, approximately 60m from the northwestern corner of the site, looking southeast between houses to the roof of existing dwelling.

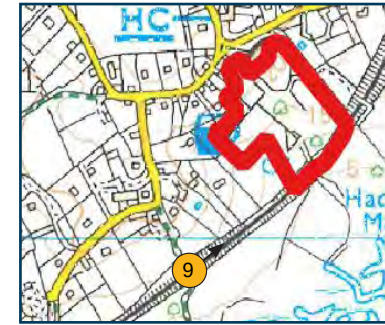
Possible glimpsed views to the roof of the existing dwelling on the site are restricted by intervening mature vegetation. Views may be more open during winter months.

Located within Old Bursledon Conservation Area (OBICA), and on the Strawberry Way long distance route.

4.7. Views from High Street west (representative viewpoint 8)

- 4.7.1. The Old Post Office blocks views to the northern site boundary, whilst there are glimpses to the roof of the existing dwelling on the site across boundary fences and vegetation between Turnstones and Crableck, located on the southern side of High Street. Views to the roof of Bellevue House between existing buildings on High Street are only available from discrete locations, with views to the northern site boundary only becoming available at the Old Post Office.
- 4.7.2. Visual receptors of viewpoint 8, located on High Street to the west of the junction with School Road are drivers and walkers on the road. Located within the Old Bursledon Conservation Area, on the route of the 'Strawberry Trail', and valued for its streetscape in the historic core of the village, the viewpoint has a high value. It is considered that visual receptors have high susceptibility to change and a high sensitivity.

Figure 20 - Representative Viewpoint Photographs



Viewpoint 9:

View from the railway bridge on Salterns Lane, approximately 240m from the site, looking northeast along the line.

Views towards the existing dwelling within the site are restricted by mature vegetation to the north of the railway line. Although views may be more open during winter months, it is not considered that the site will be visible from this location.

Located within Old Bursledon Conservation Area (OBCA).



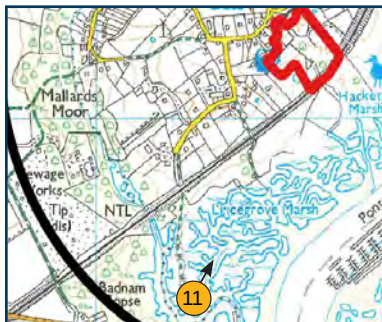
Viewpoint 10:

View from the end of Bursledon footpath no. 3, approximately 320m from the site, looking northeast across fields.

Views towards the existing dwelling within the site are restricted by intervening mature vegetation lining the railway line. As noted above, although views may be more open during winter months, it is not considered that the site will be visible from this location.

Located within Old Bursledon Conservation Area (OBCA).

Figure 21 - Representative Viewpoint Photographs



Viewpoint 11:

View from the end of footpath Bursledon footpath no. 17, approximately 750m from the site, looking northeast across Lincegrove Marsh.

Views to the site are restricted by intervening mature vegetation lining the marsh, and following the railway line. It is not considered that the site will be visible from this location.

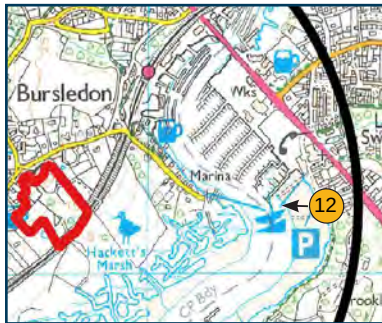
Located within Old Bursledon Conservation Area (OBCA).

4.8. Views from footpaths and railway bridge off Salterns Lane (representative viewpoints 9, 10 and 11)

4.8.1. These views represent those gained from Salterns Lane and footpaths to the southwest of the site. Mature intervening vegetation lining the marshes and following the railway line restrict views towards the site.

4.8.2. Visual receptors are drivers and walkers on Salterns Lane and users of footpath numbers 3 and 17. It is not considered that the site will be visible from these vantagepoints.

Figure 22 - Representative Viewpoint Photographs



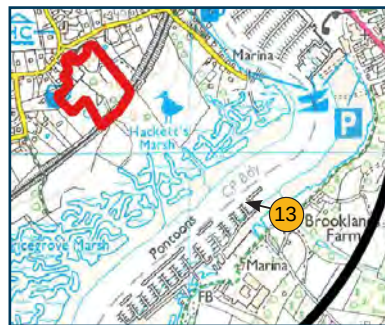
Viewpoint 12:

View from Swanwick Car Park off the A27, approximately 770m from the site, looking west across the River Hamble.
Possible glimpses to the dwelling on the site are restricted by intervening vegetation during summer months.

4.9. Views from Swanwick Car Park (representative viewpoint 12)

- 4.9.1. Possible views to vegetation on the eastern site boundary and glimpses to a property to the west of the site available during winter months. Although this view is valued for its marsh and wooded shores to the river, it is seen in the context of intervening yacht moorings, Swanwick Marina, boatyards and properties on the water at Lands End Road.
- 4.9.2. Visual receptors include users of the car park, walkers and drivers and users of the public slipway. It is also a vantage point, with interpretation board and bench, from which to view the River Hamble looking towards the river mouth at Warsash. This viewpoint is considered to have a medium to high value, with visual receptors having a high susceptibility to change and a resultant high sensitivity.

Figure 23 - Representative Viewpoint Photographs



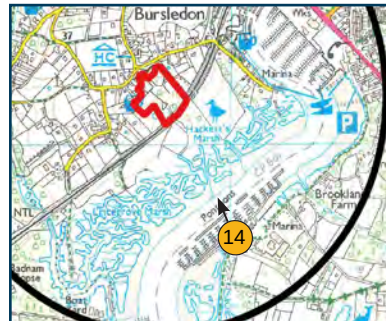
Viewpoint 13:

View from Fareham footpath no. 3a, adjacent to River Barn and Brooklands Farm, approximately 645m from the site, looking northwest across the River Hamble
Views to Bellevue House, set amongst mature vegetation on the wooded slopes above the River Hamble.

4.10. Views from Fareham footpath 3a, Brooklands Farm and Marina (representative viewpoints 13 and 14)

- 4.10.1. Views from Fareham footpath 3a at Brooklands Farm and River Barn and the Marina on the east shore of the river include properties, set within extensive wooded grounds, on the south facing slopes of Old Bursledon. Seen in the context of moorings on the river and pontoons and boats within the marina, the existing house on the site is visible set within mature vegetation, and in viewpoint 14, with its grounds extending across the slope to the south. However, due to its recessive colour and the presence of surrounding properties, the existing property is not prominent in the view.
- 4.10.2. Visual receptors are users of the footpath. Valued for their wooded backdrop to the river, these views are considered to have a medium value, high susceptibility to the type of change and a resultant high sensitivity to the proposed changes.

Figure 24 - Representative Viewpoint Photographs



Viewpoint 14:

View from Fareham footpath no. 3a, adjacent to Marina, approximately 600m from the site, looking northwest across the River Hamble.

Views to Bellevue House within its extensive grounds, set amongst mature vegetation on the wooded slopes above the River Hamble.

Figure 25 - Representative Viewpoint Photographs



Viewpoint 15:

View from Fareham footpath no. 3a, at the junction with Fareham footpath no. 4, approximately 725m from the site, looking northwest across the River Hamble.

Views to Bellevue House within its extensive grounds, set amongst mature vegetation on the wooded slopes above the River Hamble.

Within RAMSAR, SSSI, SAC, SPA.

4.11. Views from Fareham footpaths 3a and 4 (representative viewpoints 15 and 16)

- 4.11.1. Views are gained across the pontoon and moorings of the marina to residential properties set in large grounds on the predominantly wooded western slopes of the River Hamble. Although the existing dwelling is visible, its recessive colour, set within woodland and surrounding properties, is not prominent. Views from footpath 4 are increasingly distant and filtered by intervening vegetation.
- 4.11.2. Visual receptors of viewpoints 15 and 16, from the east shore of the River Hamble, are users of footpaths 3a and 4. As previously noted, views are valued for their wooded backdrop to the river, and for viewpoint 15 lie within RAMSAR, SSSI, SAC and SPA designations. Viewpoint 15 has a high value, viewpoint 16 a medium value, visual receptors of both have a high susceptibility to change with sensitivity considered to be high..

Figure 26 - Representative Viewpoint Photographs



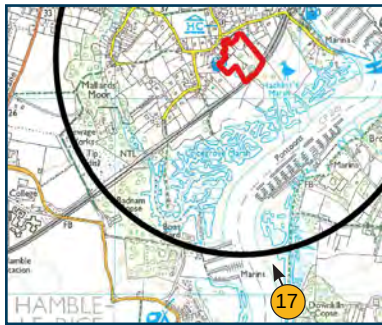
Viewpoint 16:

View from Fareham footpath no. 4, leading to Sarisbury, approximately 830m from the site, looking northwest across the River Hamble.

Glimpsed views, between field boundary trees and vegetation, to Bellevue House within its extensive grounds, set amongst mature vegetation on the wooded slopes above the River Hamble.

Viewpoint 15 within RAMSAR, SSSI, SAC, SPA.

Figure 27 - Representative Viewpoint Photographs



Viewpoint 17:

View from Fareham footpath no. 3b, on the footbridge at the junction with Fareham footpath no. 3a, approximately 1.17km from the site, looking north across the River Hamble.

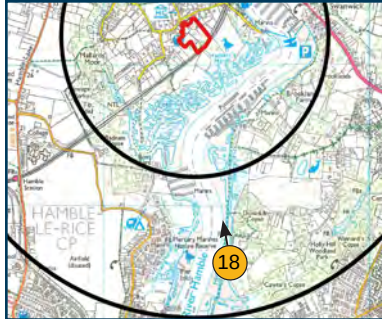
Increasingly distant views to Bellevue House within its extensive grounds, set amongst mature vegetation on the wooded slopes above the River Hamble. Seen in the context of foreground marina and surrounding large properties.

Within RAMSAR, SSSI, SAC, SPA.

4.12. Views from Fareham footpath 3a (representative viewpoints 17 and 18)

- 4.12.1. Views to the existing dwelling from footpath locations approximately 1.5 km from the site, on the east shore of the River Hamble, become increasingly distant, seen in the context of a wide river vista. Set in front of the distinctive Greyladyes property, and with a wooded backdrop, the house and site become difficult to discern, seen through the foreground masts of boats within the marina.
- 4.12.2. View receptors are users of Fareham footpath 3a. Viewpoints are within RAMSAR, SSSI, SAC and SPA designations and for 18 within a LNR. The view across the protected mudflats and river to the wooded west shore is of high value, with a high susceptibility and high sensitivity for the visual receptors or users of the footpath.

Figure 28 - Representative Viewpoint Photographs



Viewpoint 18:

View from Fareham footpath no. 3b, approximately 1.52km from the site, looking north across the River Hamble.

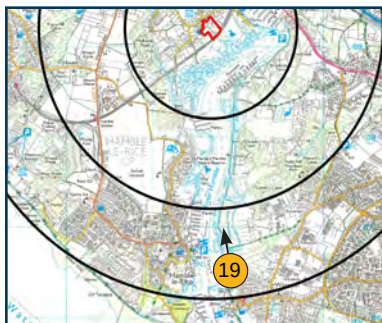
Increasingly distant views to Bellevue House within its extensive grounds, set amongst mature vegetation on the wooded slopes above the River Hamble. Seen in the context of foreground marina and surrounding large properties.

Within RAMSAR, SSSI, SAC, SPA, and LNR.

Figure 29 - Representative Viewpoint Photographs



Viewpoint 19: View from Fareham footpath no. 3a, at the Warsash ferry crossing, approximately 2.67km from the site, looking north across the River Hamble. View receptors are users of the footpath. Within RAMSAR, SSSI, SAC, SPA and LNR.



Viewpoint 19:

View from Fareham footpath no. 3a, at the Warsash ferry crossing, approximately 2.67km from the site, looking north across the River Hamble.

Distant views to Bellevue House are increasingly difficult to discern within the busy Hamble River estuary. Intervening marinas, moorings and associated masts limit any possible distant views.

Within RAMSAR, SSSI, SAC, SPA, and LNR.

4.13. Views from Fareham footpath 3a, at the Warsash ferry crossing (representative viewpoint 19)

4.13.1. In views from Fareham footpath 3a, at the Warsash ferry crossing, the existing house and the site are difficult to discern within the expansive vista of the River Hamble estuary.

4.13.2. View receptors are users of the footpath and Warsash Ferry crossing. The viewpoint has a high value, being within RAMSAR, SSSI, SAC, SPA and LNR designations. Susceptibility of visual receptors to change is high with a subsequent high sensitivity.

Figure 30 - Private Views

4.14. Views from residential and private properties

- 4.14.1. Views to the site and the existing dwelling are possible from a number of surrounding residential properties which have not been visited as part of this study.
- 4.14.2. Views to the site, and in some cases the existing dwelling, are possible from the south facing windows of properties to the south of High Street; including Old Post Office, Turnstones, Crableck, Red Brick House, Blue Cottage, Lanewell and Hamull; and to the north of High Street, properties including The Old Cottage, The Wheelhouse and Bell House. Views vary from these properties, some having open views from upper and lower south facing windows across the site, such as Lanewell and Crableck, others are glimpsed or oblique, such as The Old Cottage. Viewpoints have a high value within the historic core of the village and conservation area. Visual receptors have a high susceptibility to change and as a result a high sensitivity.
- 4.14.3. Properties on High Street to the east of School Road with views to the site, and in some cases the existing dwelling, include Greyladyes, Fletchwood, Littlemead and The Grange. Views are largely from upper storey windows, in places filtered through intervening vegetation, across the northern part of the site and to the existing dwelling. Viewpoints have a high value within the conservation area, with visual receptors having a high susceptibility, and high sensitivity.
- 4.14.4. To the west, open views to the site are possible from Rivermead and grounds as well as River Barn. There may also be glimpsed views from a number of properties on high ground off Salterns Lane. Properties are within the conservation area and have a high value. Susceptibility is high for visual receptors in their homes, and the resultant sensitivity is high.
- 4.14.5. From east of the River Hamble, views to the site and the existing dwelling are possible from the Grade II* listed Brooklands House and estate, Brooklands Farm and the adjoining complex of buildings, River Barn on the water to the south, as well as possible glimpsed views to the eastern site boundary from properties on Swanwick Shore Road, adjacent to the Swanwick Car Park. These views have a medium to high value, high susceptibility and resultant high sensitivity for visual receptors. Although possible glimpses to the site from upper windows of a small number of houses in Lower Swanwick are considered to have a medium value, visual receptors are considered to have a similar high susceptibility and high sensitivity.
- 4.14.6. Views from the buildings within Universal Marina are considered to have a medium value, with visual receptors having a low to medium susceptibility, largely being at a place of work, and a resultant medium sensitivity to the type of development proposed.

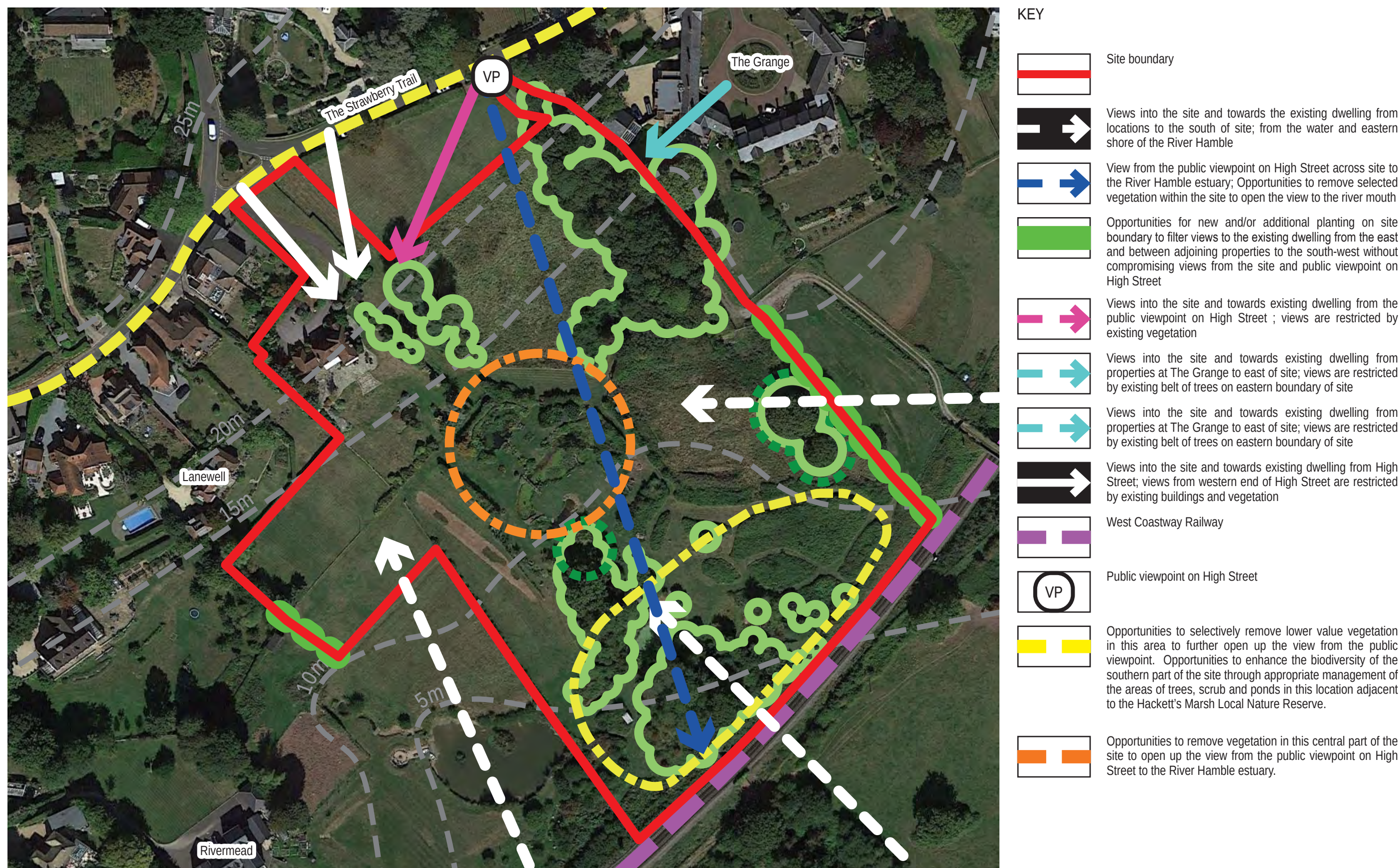
4.15. Views from the West Coastway railway

- 4.15.1. Views to the site and the existing dwelling are possible from trains passing on the West Coastway railway, although the train route has not been travelled as part of this study.
- 4.15.2. Open views across the site to the existing dwelling are possible from trains travelling on the railway line following the southern site boundary. However, these views will be oblique, glimpsed views gained by travelers from a fast moving train. These views have a high value being within the Old Bursledon Conservation Area. Medium susceptibility to change is ascribed to visual receptors on the train with an overall medium sensitivity.

4.16. Views from the water of the River Hamble

- 4.16.1. Views to the site and the existing dwelling are possible from a number of locations on the water of the River Hamble, although these have not been visited as part of this study.
- 4.16.2. Views similar to those gained from the footpath running along the east shore of the river are possible from the water of the River Hamble, on moving boats, from moorings and from pontoons within marinas. Although the nature of these views varies, they are considered to be high in value, being in an area that is protected. Susceptibility of the visual receptors to change is also high, as is sensitivity.

Figure 31 - Opportunities and Constraints



5. Summary of key design drivers, constraints and opportunities

- 5.1. Although the proposed dwelling will replace the existing property on the site, opportunities to enhance views towards and across the site have been identified. The key sensitivities, constraints and opportunities are summarised below and illustrated in Figure 31.
- View from the public viewpoint on High Street across the site to the River Hamble estuary: Opportunities to remove selected vegetation within the site to further open the view towards the river mouth;
 - Views towards the site from adjoining properties and grounds to the east and southwest: Opportunities for new and/or additional planting on the site boundary to filter views into the site without compromising views from the site and public viewpoint on High Street;
 - Opportunities to remove vegetation in the central part of the site to further open up the view from the public viewpoint on High Street to the River Hamble estuary;
 - Opportunities to selectively remove lower value vegetation in the southern part of the site to further open up the view from the public viewpoint, whilst enhancing the biodiversity of the southern part of the site through appropriate management of the areas of trees, scrub and ponds adjacent to the Hackett's Marsh Local Nature Reserve.

6. References

- National Character Assessment (NCA, 2014)
- National Design Guide, Ministry of Housing, Communities & Local Government (2019)
- National Planning Policy Framework (2019)
- The Landscape Institute and IEMA 'Guidelines for landscape and visual impact assessment' 3rd Edition (2013)
- The Countryside Agency and Scottish Natural Heritage: 'Landscape Character Assessment: Guidance for England and Scotland' (2002)
- MAGIC website
- Old Bursledon Conservation Area Appraisal and Management Proposals
- Eastleigh Borough Local Plan (2016 – 2036) June 2018
- Character Area Appraisals, Bursledon, Hamble-le-Rice and Hound SPD
- Hampshire Integrated Character Assessment
- Landscape Character Assessment for Eastleigh Borough 2011
- old-maps.co.uk
- <https://maps.hants.gov.uk/rightsofwaydefinitivemap/>

Appendix 1: LVE Methodology

1. Scope and methodology of study

1.1. Scoping of the study

The geographical scope of the landscape baseline included the site itself and parts of the area immediately surrounding the site likely to be impacted by the proposals.

The landscape character of the wider area, as described by landscape character assessments carried out at **xx** level has been reviewed and used as context. A detailed character assessment of the site and its immediate setting has been carried out as part of this study.

The geographical scope of the visual study was established through the creation of a computer-generated zone of theoretical visibility (ZTV) which ruled out some areas where landform would block views. The remaining areas of potential visibility were then checked in the field by visiting publicly accessible areas and photographs were taken to record views towards the site.

1.2. Methodology Guidance

This study has been undertaken in a systematic fashion based on the 'Guidelines for Landscape and Visual Impact Assessment' 3rd Edition (Institute of Environmental Management and Assessment and The Landscape Institute, 2013), referred to in this report as GLVIA3 and Natural England's An Approach to Landscape Character Assessment (2014).

1.3. Desktop research

The desktop survey included the review of OS maps, aerial photography, landscape character assessment documents and related planning policy, as well as the applicant's development brief and reports by other consultants on the team.

1.4. Method statements

The photographic survey was undertaken in summer, meaning that vegetation was with leaf cover, therefore not able to demonstrate 'worst-case' visibility in winter. Where seasonal changes in screening are relevant this has been noted in the photograph descriptions.

The ZTV was created in ArcMap by importing a georeferenced Ordnance Survey (OS) map base and bare-earth digital terrain model (DTM). The DTM shows only landform and does not account for structures or vegetation which rise above ground level and potentially screen views. Points were added to represent heights of proposed built form in a number of locations across the site. Running a viewshed analysis then showed areas from which a 1.65m height viewer could potentially see proposed built form with no structures or vegetation blocking views. Areas with potential views of the proposed development were visited (where publicly accessible) and photographs taken to record the nature of views. Any areas from which there was no visibility were ruled out of the fieldwork.

It should be noted that the establishment of a ZTV is a potentially misleading exercise, showing an indiscriminate level of visibility using a 'bare earth' scenario, without consideration for vegetation and built form that may often prevent views, and takes no account of the extent of accessible viewpoints. It is a desktop exercise, a tool to inform the scope of fieldwork that has then to be tested in the field to check the reality of the situation. An LVE and LVIA should be proportional to the nature of the proposals to which it relates and there may be no need to carry out a ZTV exercise. This should be judged on a project by project basis, in consultation with the Local Planning Authority if necessary, when agreeing the scope of the study.

2. Evaluation criteria for Landscape Sensitivity

2.1. Reporting on the landscape baseline

The landscape baseline is established through careful fieldwork and review of published Landscape Character Assessments. Landscape Character Assessments at national, regional, district and local levels are critically reviewed to establish the most relevant in terms of scale, level of detail, methodology, age. A brief explanation of this approach is given:

- Map, describe and illustrate the character of the landscape by appropriate means;
- Identify landscape based designations and others (conservation, heritage etc.) that may be impacted by the development;
- Identify and describe the individual elements and aesthetic and perceptual aspects of the landscape that contribute to the

character;

- Indicate the condition of the landscape;
- Establish the relative value of the landscape as attached to it by society.

2.2. Landscape receptors

The landscape receptors need to be identified; these are components of the landscape such as individual elements or features, qualities or landscape character that are likely to be affected by the scheme.

2.3. Sensitivity of landscape receptor

The sensitivity of the landscape or feature of the landscape as a receptor needs to be established. This is determined by combining judgements on value with those on susceptibility to type of change or type of development proposed.

2.3.1. Determining value of landscape receptor

Value can be understood through relevant landscape designations, the use of available landscape character assessments (as a starting point) and information on status of features (such as conservation areas and tree preservation orders). The basis for judgements should be linked back to evidence from the baseline study.

A range of other factors can also help in the identification of value:

- Landscape quality (condition) of physical state: includes extent to which typical character is represented, intactness and condition of individual elements
- Function as an ecosystem service
- Scenic quality: level of appeal primarily to the senses (not wholly visual)
- Rarity: presence of individual elements or features, or rare Landscape Character Type
- Representativeness: where a particular character, or element / feature is considered particularly important example
- Conservation interests: where features of interest add value to landscapes such as wildlife, archaeological, or historical / cultural interest. These can have value in their own right.
- Society: the relative value attached to the landscape by society, either formally or informally.
- Perception: recognition of perceptual aspects such as scenic beauty or tranquillity
- Associations: connections to art, literature or events that contribute to perception of value and material available on local or community interests.

Judgements on value should be determined on a scale of high, medium or low:

HIGH ↑ ↓ LOW	High value, with acknowledged or perceived positive character and quality, multi-functional ecosystem services provision
	Medium value, with acknowledged or perceived positive character and quality that may have been reduced through alteration or degradation of character or features, some provision of ecosystem services.
	Low value, without acknowledged or perceived positive character and quality, little or no provision of ecosystem services.

2.3.2. Determining the landscape receptor's susceptibility to type of change

Susceptibility to change is the ability of the landscape receptor to accommodate the type of change or type of proposed development

without undue consequence for the maintaining of the baseline situation, or the achievement of landscape planning policy or strategies. The basis for judgements should be linked back to evidence from the baseline study.

Judgements on susceptibility to change should be determined on a scale of **high, medium or low**:

HIGH susceptibility to change ↑ ↓ LOW susceptibility to change	Not able to accommodate proposed type of change or type of development without detrimental consequences to the baseline situation or landscape planning policies and strategies.
	Medium susceptibility to change; may be able to accommodate proposed type of change or type of development without detrimental consequences to the baseline situation or landscape planning policies and strategies.
	Low susceptibility to change; able to accommodate proposed type of change or type of development without undue consequences to the baseline situation or landscape planning policies and strategies.

2.3.3. Level of sensitivity of landscape receptor

By combining judgements on value with those on susceptibility to type of change or type of development proposed, the level of sensitivity of a landscape receptor should be defined as **high, medium or low**.

Where judgements on value and susceptibility to change differ (e.g. value may be high, with a medium susceptibility to change) professional judgement will be used to determine the overall sensitivity.

3. Evaluation criteria for visual sensitivity

3.1. Reporting on the visual baseline

- The visual baseline report should:
- Identify the area in which the development may be visible;
- Identify the different groups of people who may experience views of the development;
- Identify representative viewpoints where views will be affected and the nature of those views, including where these are within the site area;
- Identify any recognized viewpoints (known viewpoints in the landscape);
- Identify any views characteristic of the landscape character area;
- Identify any illustrative viewpoints (that might identify a particular effect or issue).

3.2. Photographs

Photographs were taken using a Nikon D3100 digital SLR camera using a 18-55mm variable zoom lens set at a focal length which is accepted as being equivalent to a fixed 50mm lens on a non-digital SLR, which is in turn generally accepted to most closely represent views seen with the naked eye. It has been noted against photographs where a wide-angle focal length setting was used in order to show close up foreground views, or where a zoom setting was used to show more detail in a distant view.

3.3. Visual receptors

The visual receptors need to be identified; these are the people within the area who will be affected by the changes in views and visual amenity.

3.4. Sensitivity of the visual receptor

The sensitivity of the visual receptor needs to be established. This is determined by combining judgements on value of a particular view

with those on susceptibility to type of change or type of development proposed.

3.4.1. Determining value of the view

This is a judgement of value attached to the particular view, through planning designations, recognition of historic, tourism or cultural value, or through community or perceived value. The basis for judgements should be linked back to evidence from the baseline study.

Judgements on value should be determined on a scale of **high, medium or low**:

HIGH ↑ ↓ LOW	High value within a high quality landscape, or a recognized viewpoint (at any level from local to national).
	Medium value within a medium quality landscape.
	Low value within a low quality landscape.

3.4.2. Determining the visual receptor’s susceptibility to type of change

Judgements are dependent on the occupation or activity of people experiencing the views and the extent their attention or interest is likely to be focused on the on views and the visual amenity they experience at particular locations.

Judgements on susceptibility to change should be determined on a scale of **high, medium or low**:

HIGH ↑ ↓ LOW	Visual receptors particularly susceptible to change in general due to a high level of interest in the surrounding landscape. Receptors most susceptible to change are likely to include residents at home, people engaged in outdoor recreation whose attention or interest is likely to be focused on the landscape, visitors to heritage assets where the landscape contributes to the experience and communities where views contribute to the landscape setting enjoyed by residents in the area.
	Visual receptors with a medium susceptibility to change in general due to a medium level of interest in the surrounding landscape. Travellers on road, rail and transport routes are likely to fall into a category of medium susceptibility to change, however where travel involved scenic routes this is likely to increase as awareness of views is heightened.
	Visual receptors with a low susceptibility to change in general due to a low level of interest in the surrounding landscape. Receptors least susceptible include people engaged in outdoor sport or recreation that does not involve or depend appreciation of views and people at their place of work where attention is not focused on their surroundings

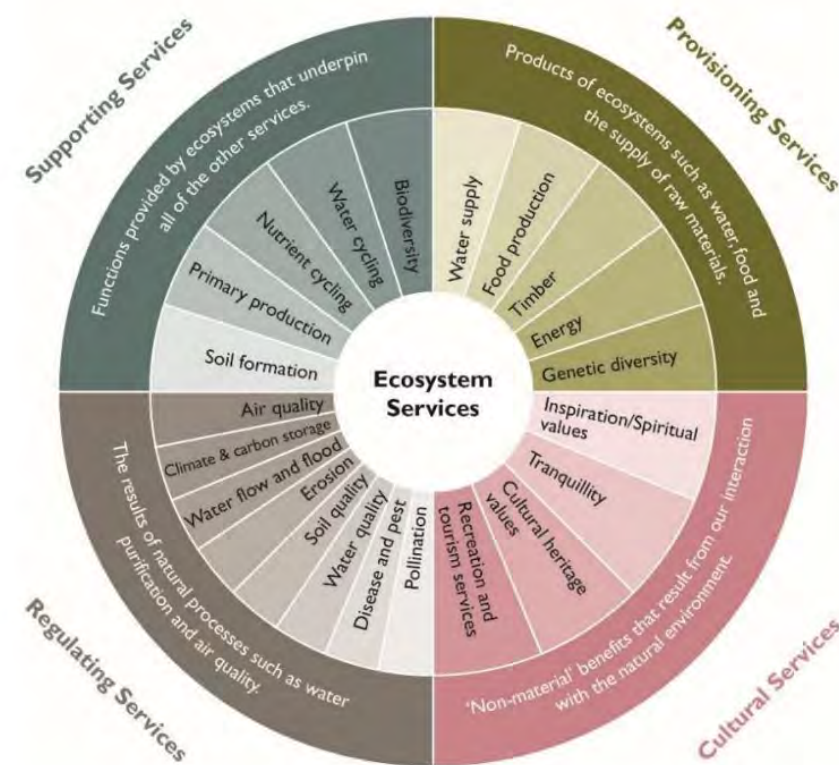
3.4.3. Level of sensitivity of the visual receptor

By combining judgements on value of view with those on susceptibility to type of change or type of development proposed, the level of sensitivity of a visual receptor should be defined as **high, medium or low**.

Where judgements on value and susceptibility to change differ (e.g. value may be high, with a medium susceptibility to change) professional judgement will be used to determine the overall sensitivity.

4. Glossary of key terms

- **Ecosystem services:** Ecosystem services are products and processes of the environment that lead to benefits for people. The UK National Ecosystem Assessment – a major study of the value of the environment to people – defined ecosystem services as: ‘The benefits people obtain from ecosystems. These include provisioning services such as food and water; regulating services such as flood and disease control; cultural services such as spiritual, recreational, and cultural benefits; and supporting services such as nutrient cycling that maintain the conditions for life on Earth.’ Ecosystem services are the result of the interaction of human and natural systems, including the way that environments are designed and managed (see image below, courtesy of South Downs National Park Authority).
- **Landscape character:** A distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another, rather than better or worse.
- **Landscape character area:** Geographically identifiable areas of landscape that have their own individual sense of place.
- **Landscape character type:** Landscapes sharing broadly similar combinations of geology, topography, drainage patterns, vegetation, historical land use and settlement pattern, which may have been found in different parts of the country.
- **Time depth:** The visible evidence in the landscape for change and continuity over periods.
- **Tranquillity:** A sense of a lack of disturbance from either visual or noise intrusion.



Ecosystem Services wheel, courtesy of South Downs National Park Authority

Appendix 2: Landscape Baseline Table

	Parish /village Old Bursledon Conservation Area Appraisal and Management Proposals 2012 Character zones 7 and 8	District / Borough Landscape Character Assessment for Eastleigh Borough 2011 Area 14: Old Bursledon Area 19: Hamble Valley	Regional Hampshire Integrated Character Assessment 3D Hamble Valley	NCA 126 South Coast Plain Including ecosystem services	Terra firma observations (most detailed characteristics)
Geology / topography / soils		Undulating and infolded landform.	Well defined strong valley landform. Sandsilts and clays overlain by river terrace gravel deposits, giving rise to high agricultural soil qualities. The valley sides are deepest around Bursledon, around 35 metres and becomes gradually lower towards the coast.	Flinty marine and valley gravels extend several miles inland to the dip slope of the South Downs, giving rise to deep and well drained high quality soils.	Site: Falls to the south and the river, from a high point of 27 metres AOD at the northern boundary to approximately 10 metres at the southern boundary
Hydrology			Major watershed in north Hampshire, rivers south of this flow to the Solent, the 'Hampshire Basin'. Long stretch of engineered coastal defence. South of Botley the river channel has an intertidal character, with banks of intertidal mud and sands with some patches of continuous saltmarsh.	The Arun, Adur, Hamble and Meon rivers drain south from the higher ground of the Downs, through this NCA to the coast, along with other smaller streams and rifes.	Site: A series of ponds and wetlands flow through the central part of the site from south of the existing house to the southern site boundary. The site lies wet at its southern boundary.
Land use		Small areas of pasture and woodland.	Away from the river channel there is a mixture of agricultural land, supporting improved grasslands, arable land and nurseries and patches of urban development, comprising mainly residential land which provides habitat variation through gardens. There are patches of woodland throughout the area, mainly broadleaved woodland but also parklands, sometimes over improved grassland.	Coastal inlets and 'harbours' contain a diverse landscape of narrow tidal creeks, mudflats, shingle beaches, dunes, grazing marshes and paddocks. These include the internationally important Hamble Estuary amongst others.	Site: A mosaic of landscapes within the site include more formal gardens and mown lawns surrounding the house; a paddock to the west; an ornamental pond area; naturalised ponds and scrub woodland adjacent to the railway; rough grass, ruderal and woodland growth on the eastern site boundary.
Vegetation		Ancient woodland at Mallards Moor Copse. Small copses and hedgerows dividing up fields on higher ground. Threat: Development pressure to alter the wooded character, within the curtilage of houses.	Dense semi-natural woodland clothes the valley sides and tops. International and national wildlife designations associated with the estuary and intertidal habitats. Solent Maritime SAC, Solent and Southampton Waters RAMSAR, Solent and Southampton Water SPA, Lincegrove and Hackett's Marsh SSSI, Hackett's Marsh and Hook with Warsash LNR.	Intertidal marsh communities are characteristic of the coastline. The coastline provides feeding grounds for internationally protected populations of overwintering waders and wildfowl and is also extensively used for recreation. Three percent of the area is designated as SSSI and there are four SPA, two SAC and four RAMSAR sites. Priority habitats include around 2000 ha of coastal and floodplain grazing marsh.	Site: A number of mature oak trees within the central and eastern part of the site; areas of scrub woodland including a number of mature trees; garden planting; wetland vegetation and scrub.

	Parish /village Old Bursledon Conservation Area Appraisal and Management Proposals 2012 Character zones 7 and 8	District / Borough Landscape Character Assessment for Eastleigh Borough 2011 Area 14: Old Bursledon Area 19: Hamble Valley	Regional Hampshire Integrated Character Assessment 3D Hamble Valley	NCA 126 South Coast Plain Including ecosystem services	Terra firma observations (most detailed characteristics)
Settlement and road pattern	Drove House in Character zone 7: High Street – historic centre of the village. Southern part of grounds in Character zone 8: Salterns lane, Kew lane and Mallards Moor, bound in the south by the railway line. Plot sizes often generous in relation to buildings within them, a significant contributor to the character of Old Bursledon.	Sunken tree lined lanes along which are spread large houses in substantial verdant grounds. Lanes link to the rambling village of Bursledon, with its predominance of old buildings in weathered red brick and views across the Hamble. Steep narrow winding lanes lining dispersed settlement. Large detached houses with substantial wooded gardens away from village Centre.	Bursledon is an irregular row settlement and has a large conservation area stretching down to the water which also includes large detached villas overlooking the estuary. The settlements south of the M27 have been subject to large scale 20th century development up the valley sides while there has been comparatively little development along and on the estuary side of these settlements. Threats: the wooded valley crests are particularly vulnerable to development and tall structures – which would alter the predominantly natural backdrop to the valley.		The railway at Bursledon opened in 1889. Houses off Salterns Lane, to the west of Drove House, started to be built in the early 20th century, continuing through the 1960's and 70's. 'The Drove' appears on old maps by the 1960's.
Access and recreation	A viewpoint has been provided to allow views to the river from High Street, opposite Greyladyes. although at present, the impressive view through to the estuary is partially obscured by the trees that have grown over the years. Proposal: The Council will take advantage of opportunities to open up the visual corridor of the viewpoint. It will encourage the local community to achieve this goal.		A lively, colourful and distinctive yachting character provided by the huge numbers of yachts and boat moorings, yards, and marinas and intensively used waters for recreation. An abundance of waterside public access sites, eg. Bunny Meadows, Holly Hill and Hook with Warsash LNR. Many promoted trails including the Strawberry Trail.	The West Coastway Line railway links Southampton and Brighton. Coastal and water-borne activities are popular in this NCA and are an important contributor to the local economy.	The 'Strawberry Trail' a circular route promoted by the Eastleigh Borough Council runs along High Street in Bursledon to the north of Drove House and includes the public viewpoint off High Street which looks southwards towards the River Hamble.
Historical character	Saltworking influenced the settlement pattern with long narrow agricultural fields leading down to the salterns from High Street. Zone 7: large number of listed buildings.		Landscape around Bursledon had a pattern of irregular fields enclosed by 1800 as a result of assarting influenced by the importance of shipbuilding in the area. This field pattern has been altered in southern parts of the Hamble by late 19th Century houses with views over the Hamble and more extensive 20th century development subsuming much of original fieldscape.	The area has a long history of maritime activity.	The village of Bursledon was historically an important ship building centre. The open, low-density character of the historic core has remained largely intact. However, the village has expanded significantly to the north in the last 40 years, merging it with the linear core of Lowford. It is noted on the Hackett's Marsh Local Nature reserve website that 'The Drove was used by Commoners as a route for livestock down onto the marsh from the road and is undoubtedly an ancient feature.'

	Parish /village Old Bursledon Conservation Area Appraisal and Management Proposals 2012 Character zones 7 and 8	District / Borough Landscape Character Assessment for Eastleigh Borough 2011 Area 14: Old Bursledon Area 19: Hamble Valley	Regional Hampshire Integrated Character Assessment 3D Hamble Valley	NCA 126 South Coast Plain Including ecosystem services	Terra firma observations (most detailed characteristics)
Perceptual qualities			Bustling, vibrant, yachting scene. South of the M27 the river valley is dominated by recreational boating and yachting with hundreds of moorings and numerous boatyards, marinas and slips. Can sometimes feel crowded. Extensive views up and down the estuary but few places from the top of the valley where there are views across it. Because of the visual enclosure, the character area feels distinctly separate from its surrounding landscapes.	Pockets of tranquillity are associated with undeveloped harbours.	The lanes of Old Bursledon have a degree of tranquillity that belies the extent of surrounding activity of the marinas and yachting on the river Hamble and development at Sarisbury and Lowford.
Scale / patter / openness and enclosure	An informal enclosed character created by narrow winding country lanes, high banks and vegetation. Zone 7: The land slopes to the south and is highly enclosed by houses, hedgerows and trees except for the dramatic gap in High Street opposite Greyladyes where long views of the river and its estuary are to be had.	Area defined by Mallards Moor Copse, Lowford and the railway along the coastal edge. Views across the River Hamble. Distinctive landform and vegetation create a varied mosaic giving an overall effect of short-range visibility. However, a number of locations have significant views across this character area towards the River Hamble. Balancing the need to provide access to views of the River Hamble with maintaining the landscape character.	Large detached residences set within mature woodland along the valley tops and water's edge with substantial gardens and secluded character. Heavily wooded river valley sides heighten their tops creating a strong sense of enclosure.	Coastal margins heavily influenced by the sea	The lanes around Old Bursledon; Salterns and Kew Lane, School Road and to a lesser degree High Street feel very enclosed, by built form and vegetation, and detached from the River Hamble until views are gained at the occasional viewpoints, including the viewpoint at High Street and where Salterns Lane meets the river.
Cultural connections / memories	Zone 7: Greyladyes Estate acquired by Mrs Shawe Storey in the late nineteenth century, who exerted considerable influence on the development of the village.		Extremely rich and cognitive associations with a long naval boat building and safe anchorage history, many boatyards with a long-established history located at Bursledon and Warsash. Warsash established as an important area for strawberry cultivation, although much reduced from 20th C development. Extensive waters edge salt workings, particularly above Bursledon, often regressed to saltmarsh and mudflats such as Hackett's marshes.		Ponds within the site labelled as 'Dragonfly Ponds' on the information board at the public viewpoint on High Street.