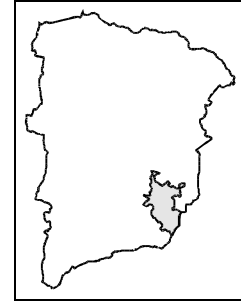


5 Character Area 14: Redlands

Description

- 5.30 This character area forms a wedge of land between the southern edge of Fleet and the rising ground of the chalk downs further south. It is defined to the east by the district boundary and its western boundary is roughly defined by the head of the River Hart valley.

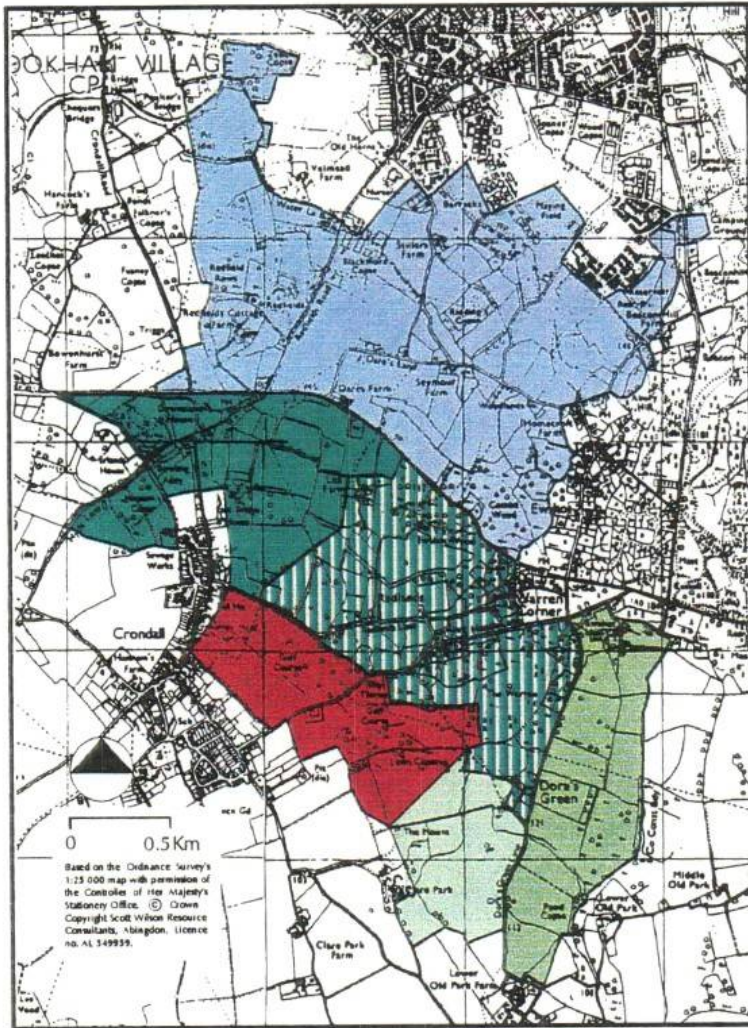


Main distinguishing features

- *complex geology at the junction of the chalk, London Clay and Bracklesham/Bagshot Beds which is reflected in varied landform (from the complex of hills and valleys around Dora's Green to the more gentle landform around the Hart river valley);*
- *a mixed and fragmented character reflecting the underlying physical conditions and also a comparatively complex network of roads and settlements;*
- *an essentially rural, farmed character but with localised suburbanising influences, including the golf course at Crondall, residential development and 'fringe' land uses around Redlands and Warren Corner, and the influence of the A287 road corridor;*
- *a well-wooded character which contains views and reduces the visual intrusion of built development and overhead power lines, roads etc.*

Enhancement priorities

- 5.31 The mixed landscape character of this area is also reflected in its quality. The attractively rolling and wooded landscape is marred by typically 'scruffy' or 'suburbanising' land uses, such as pony paddocks and golf courses, and by the intrusion of scattered development and the complex network of roads. The priority here will be to create a more coherent landscape within which these varied uses can be more effectively absorbed and integrated.



Redlands landscape types (see Figure 4 for key)



Mixed pasture and woodland around Warren Corner

Main enhancement priorities

- *management of existing woodlands, hedgerows and trees to secure their long-term presence within the landscape, diversify woodland structure and species composition, and maximise their landscape and ecological value*
- *new planting of woods, hedgerows and trees around the fringes of urban areas and settlements and along road corridors, to provide better integration of development within the landscape*
- *new planting of more extensive broadleaved woodlands to reinforce the patchwork of wooded farmland and to restore a more heavily wooded character where appropriate*
- *incorporation of locally distinctive planting character and landscape features within and around the golf course to enhance its integration within the wider landscape*



Mixed farmland and woodland with fringe character, near Ewshot



Mixed pasture and woodland (small-scale) near Ewshot



Golf course landscape at Crondall