

Headbourne Worthy

Landscape Technical Note



Contents

1 Introduction **Page 3**

Site Location Plan (CLPD 208 P01)

2 Landscape Context **Page 5**

Local Landscape Character Plan (CLPD 208 P02)
Local Landscape Character Photos A-G

3 Visual Context **Page 10**

Zone of Theoretical Visibility Plan (CLPD 208 P03)
Viewpoint Locations (CLPD 208 P04)
Photoviewpoints 1-7

4 Design Recommendations **Page 17**

Design Recommendations Plan (CLPD 208 P05)

This report, all plans, illustrations, and other associated material remains the property of Cornus Limited (Trading as "Cornus Landscape Planning & Design") until paid for in full. Copyright and intellectual property rights remain with Cornus Limited. The contents of this report are valid at the time of writing. Cornus Limited shall not be liable for any use of this report other than for the purposes for which it was produced. Owing to the dynamic nature of landscape resources, if more than twelve months have elapsed since the date of this report, further advice must be taken before you rely on the contents of this report. Notwithstanding any provision of the Cornus Limited Terms & Conditions, Cornus Limited shall not be liable for any losses (howsoever incurred) arising as a result of reliance by the client or any third party on this report more than 12 months after the date of this report.
Any plans provided within this report are for planning purposes only, and are indicative and should not be used for construction purposes.



1 Introduction

Introduction

- 1.1 This Landscape Technical Note has been produced by Cornus Landscape Planning and Design in collaboration with Leyton Place Limited on behalf of Obsidian Strategic to provide initial landscape advice to support the potential development of land at Headbourne Worthy, Winchester.
- 1.2 The site comprises a series of paddocks and a flower nursery, and is located on a plot of land to the north of Headbourne Worthy and to the south of the A34.
- 1.3 The report provides high level technical advice to inform emerging proposals and submission to Winchester City Council for its call for sites.
- 1.4 The report reviews the landscape and visual baseline and provides recommendations to inform the development of the masterplan to ensure the proposals are accommodated sensitively to respond to the landscape character and visual context.
- 1.5 This report is structured as follows:
 1. Introduction
 2. Landscape Context
 3. Visual Context
 4. Design Recommendations

Site Location and Context

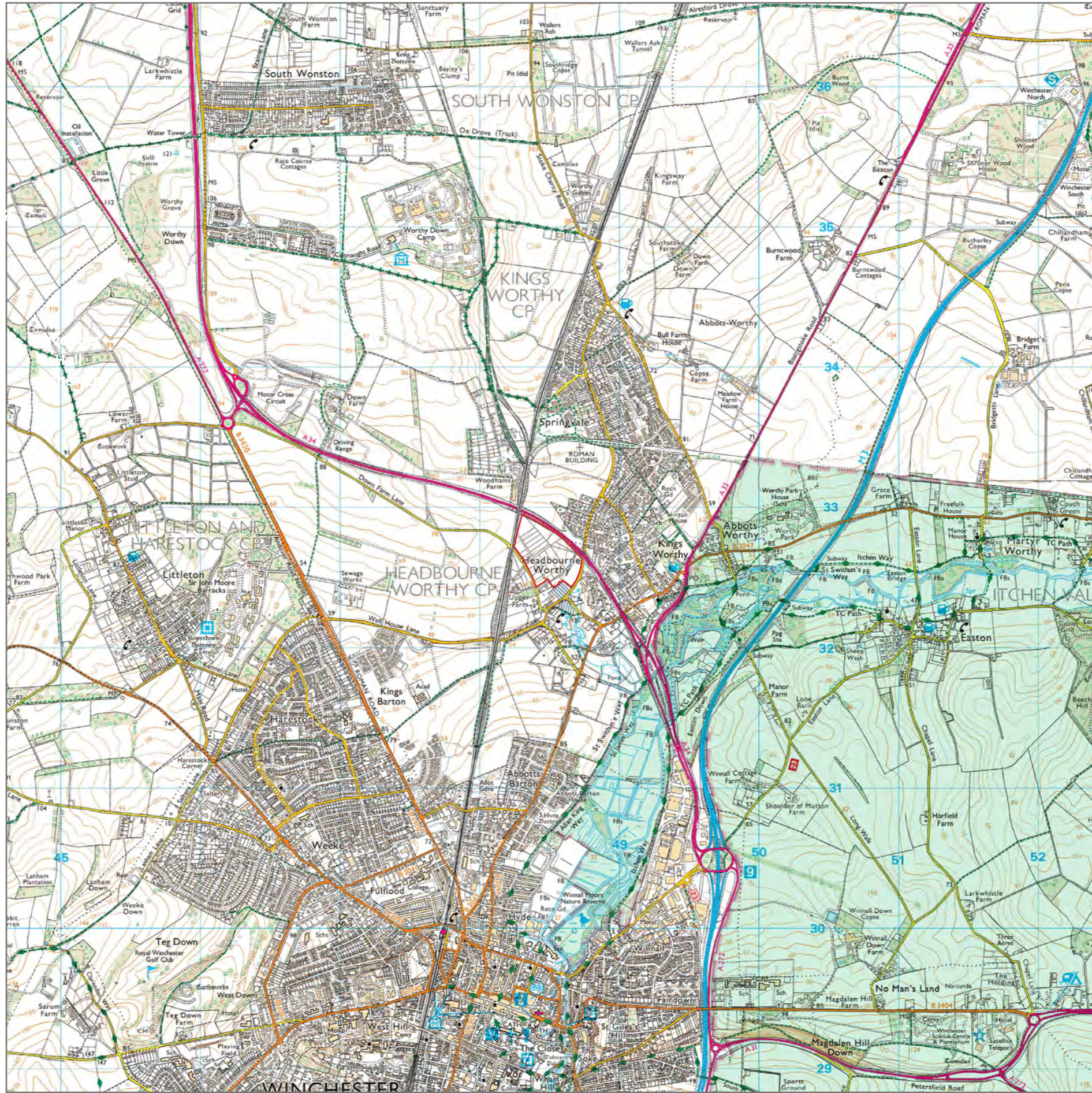
- 1.6 The site is located on a plot of land to the north west of the settlement of Headbourne Worthy (**Plan 1: Site Location**). It is influenced by the A34 which forms the northern edge of the site, and by the train line which forms the western boundary. These transport routes contain the site from the wider landscape to the north and west, and the associated traffic activity is experienced from within the site.
- 1.7 Springvale Road forms the south eastern boundary of the site, and a series of residential properties and the Dower Nursing Home are located along this route, influencing the site at its eastern edge.
- 1.8 To the south is a Watercress bed, and adjacent to this the existing Cobbs At Winchester Farmshop and associated car parking.
- 1.9 Access into the site is gained off Down Farm lane to the west via an existing track. A number of residential dwellings are found along this route, with two properties directly overlooking the site at its south western corner.
- 1.10 The site is influenced by the A34, the railway line, the adjacent residential built form and activity associated with the farm shop. It is

not perceived as being particularly rural or tranquil, or forming part of the wider undeveloped landscape to the west.

Local Planning Policy Designations

- 1.11 The site does not lie within any areas designated for their Landscape Value, either at a local or national level.
- 1.12 It falls outside of the settlement boundaries of Kingsworthy (Policy DM4) and is identified as being within the countryside (Policy SP3).
- 1.13 There are no Conservation Areas within close proximity to the site, and no trees covered by TPOs.
- 1.14 The South Downs National Park is located approximately 0.7km to the east of the site and its rising landform can be seen from the upper slopes within the site.





Legend

- Site Boundary
- South Downs National Park

© Crown copyright and database rights [2024] Ordnance Survey 0100031673. This plan should not be relied on, or used in circumstances other than those for which it was prepared and for which Cornus Landscape Planning and Design was appointed. Cornus Landscape Planning & Design accepts no responsibility for this plan to any other party other than the person by whom it was appointed. This plan is intended for planning purposes only, and not intended to be used for construction purposes.

Copyright © Cornus Limited 2024 (trading as Cornus Landscape Planning & Design).

Plan Name	Site Location
Plan Number	CLPD 208 P01
Revision	-
Date	16/09/2024



2 Landscape Context

Landscape Context and Character

- 2.1 A review is provided of the site specific character and context and the relevant published landscape character.

Site Specific Landscape Character

- 2.2 An assessment of the site specific character has been completed and this is illustrated on the **Local Landscape Character Plan (CLPD 208 P02)**. This is supported by **Images A-G** to describe the site.

- 2.3 Key characteristics of the site and its local context are summarised below:

1. Rising landform to the north west with wider views across the valley towards the South Downs National Park from the upper slopes. The site falls from approximately 67m AOD in the north western corner to 41m AOD in the south eastern corner.
2. Established belt of predominantly broadleaved trees and shrubs running along the A34, providing a continuous wooded backdrop and linear landscape feature, separating and containing the site from the wider land to the north.
3. Vegetation forming boundary with railway line with trees and hedging seen along the skyline on the upper slopes of the site. Boundary vegetation is gappy in places which results in intervisibility between the site and the train line.
4. Internal hedgerow comprises predominantly Hawthorn and Dogwood running through the site separating the paddocks from the adjacent flower growing area.
5. Internal hedgerow comprising mainly bramble and scrub with some scattered trees which is fragmented and gappy.
6. Mature Ash tree off-site at south western boundary which is identified as a Category A tree.
7. Lower slopes of the site located within the flood zone, with trees consistent with wetter conditions.
8. Hedgerow and trees found along Springvale Road providing a green frontage to the site, with gaps and increased intervisibility towards the A34 adjacent to Dower House Nursing Home.
9. Site is divided into horse paddocks by internal fencing with no landscape features.

10. Adjacent settlement pattern to the north east and south east is characterised by loose grain parcels of development interspersed with blocks of vegetation.

11. The A34 is perceived as busy route from within the site, with traffic noise and activity experienced regularly.

12. Adjacent residential property overlooking the southern edge of the site.



2 Landscape Context

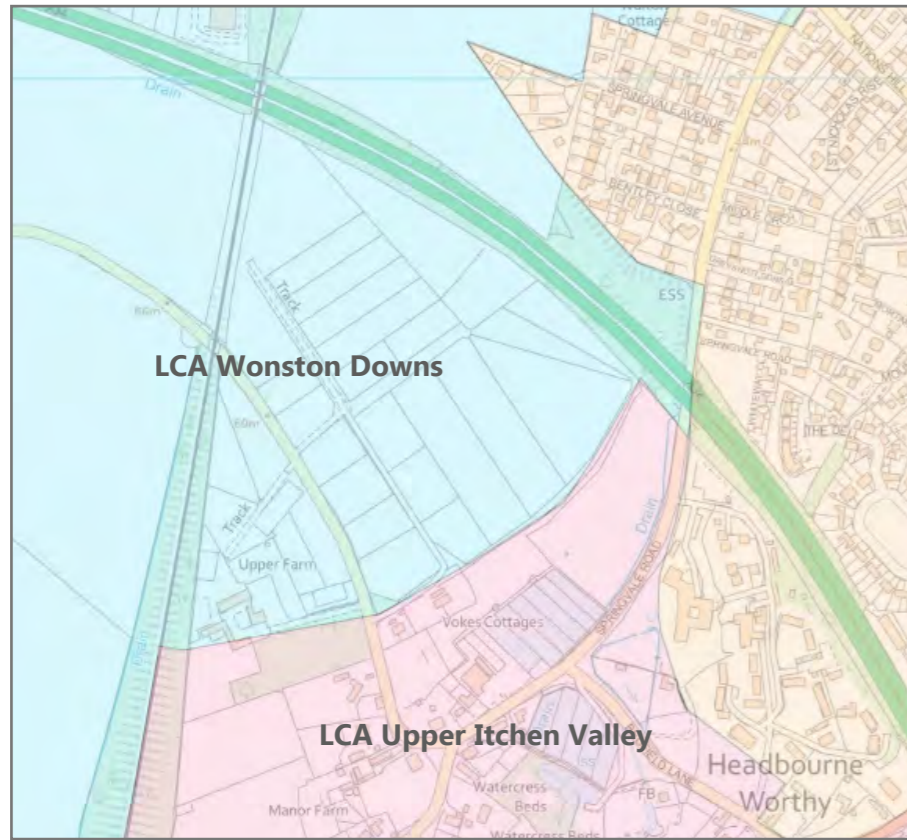




2 Landscape Context

Published Landscape Character

2.4 The Landscape Character Assessment relevant to the site is the Winchester City Council Landscape Character Assessment (April 2022), and the site falls within two Landscape Character Areas, as identified on the extract below:



Wonston Downs LCA

2.5 The majority of the site falls within the western extent of the Wonston Downs LCA. The key characteristics of this wider area are identified as the following:

"Gently sloping and undulating topography, forming a relatively low-lying area of downland (50-110m OD).

Well-drained upper chalk geology, with minor deposits of clay with flints

Arable farmland predominates within the area, consisting of medium to large fields many with straight boundaries enclosed by formal agreement in the 18th and 19th centuries, followed by 20th century boundary loss. These field patterns also include an area of regular ladder field south of Sutton Scotney.

The habitats and species of greatest importance in this character area are associated with the arable farmland, including the stone curlew.

Woodland within the landscape character area is sparse and largely

consists of 19th century plantation and shelterbelts, except for Bazeley Copse which is semi-natural ancient woodland, typically consisting mainly of oak, ash, hazel and field maple.

The remnant downland at Worthy Down, south west of South Wonston is diverse calcareous grassland, supporting a distinctive vegetation community.

A visually open and expansive landscape with long, panoramic views over the downs. Key views are towards Winchester and over the Dever Valley.

The South Wonston water tower is a key landmark within the character area.

A widely spaced network of straight roads, lanes and tracks providing access to the farms, together with a limited rights of way system and public access. Some busy routes pass through the area, including the Andover Road and the A34, originally Roman roads, and the railway.

The area itself is relatively sparsely populated; the main settlement being South Wonston. However, the influence of Winchester and Kings Worthy to the south and the intrusion of the main roads create a more populated feel."

2.6 Landscape strategies are identified as:

"Conserve the large and generally regular field pattern and wide panoramic views.

Restore biodiversity throughout the extensive areas of intensive arable farming, for example by returning some areas to calcareous downland, and planting indigenous species in shelterbelts.

Conserve the structure and condition of the hedgerows and isolated woodlands and trees, which contribute to the biodiversity and character of the landscape, through the use of indigenous tree and shrub species and appropriate management.

Conserve and enhance the isolated areas of ecological importance through appropriate management plans, in particular Worthy Down chalk grassland and Bazeley Copse ancient woodland and the surrounding land.

Manage semi-natural roadside verges to maximise biodiversity.

Monitor presence of distinctive key species in semi-natural grassland and farmland birds to measure success of biodiversity strategy.

Reduce and avoid increasing artificial lighting within new and existing development (farms, businesses and residential) and associated curtilage, yards, gardens and driveways etc.

Replace ash trees due to die-back with new native tree species to avoid long term loss of mature tree cover."

2.7 Built Form Strategies are identified as:

"Enhance views within the area through careful siting and use of appropriate materials for modern farm buildings.

Conserve the historic rural character of lanes, footpaths and drove roads throughout the area by resisting any road improvements which would threaten these features.

Conserve the sparse scattered pattern of rural farm settlement.

Conserve and promote the use of traditional garden boundaries such as non coniferous hedging."

Upper Itchen Valley LCA

2.8 The lower part of the site at the south eastern extents falls within the Upper Itchen Valley LCA. Its key characteristics are identified as:

"Distinctive river valley topography with sloping valley sides and relatively narrow valley floor, located in a chalk downland setting.

Alluvium and valley sand and gravel along valley bottoms with loamy soil and upper chalk on valley sides and beyond.

Clear alkaline spring water in meandering narrow channels, which are often braided, together with associated lakes, ponds, mill chases, springs and ephemeral headwaters and supporting a thriving watercress industry.

Valley floor generally consists of small pasture fields, with occasional remnants of historic water meadows. Valley sides generally consist of medium fields used for arable production following informal parliamentary type enclosure.

High biodiversity value, with habitats including the chalk river, fen/carr/swamp/reedbed, unimproved neutral grassland, calcareous grassland, standing open water, ephemeral headwaters and ancient semi natural woodlands.

A number of long views across the river valley gained from the open valley sides, including the open flood plains in the upper reaches.

A long history of occupation, with numerous archaeological remains, including ancient tracks and three deserted medieval villages (Abbotstone, Northington and Swarraton).

Small villages often Anglo-Saxon in origin. These have developed at river crossing points and generally developed in a linear form along the valley side. Where topography has allowed, a few settlements such as New Alresford have also become more nucleated. Estate villages and Parkland, such as Tichborne and Avington, are also characteristic.

Traditional building features and methods, including timber frames, brick, flint, wheat reed thatch, slate and clay tiles."



2 Landscape Context

2.9 Landscape strategies are identified as:

“Conserve and restore hedgerows and wet woodlands, through appropriate management such as coppicing, thinning, replanting and the removal of alien species, to retain the existing landscape pattern. Replanting should use locally indigenous species, such as ash, willow and poplar on the valley floor, and oak and beech on the valley side. This would also be an area suitable for the reintroduction of native black poplar, Populus nigra.

Restore and enhance the biodiversity of arable farmland, by encouraging the retention of conservation headlands, wildlife strips and grass strips around fields, and the increased use of spring sown arable crops and retention of winter fallow field

Conserve and enhance the water meadows and areas of unimproved pasture

Encourage the retention and traditional management of watercress beds

Conserve the predominantly visually remote and quiet rural character of the area.

Conserve the variety and rural nature of views throughout the area, including short, enclosed views of the river valley floor as well as long views to and from the surrounding downs.

Conserve and restore the landscape and built features of historic parks through continued replacement tree planting, woodland management and the restoration of pasture and lakes.

Conserve the rich biodiversity associated with the clear spring water.

Encourage environmentally and economically sustainable agricultural practices to minimise fertiliser and soil run off, which could lead to the pollution of the River Itchen and the chalk aquifer.

Replace ash trees due to die-back with new native tree species to avoid long term loss of mature tree cover.

Improve public access to Rivers.”

Landscape Context Summary

2.10 The site is located within the published LCAs of the Wonston Downs and the Upper Itchen Valley as identified within the Winchester City Council Landscape Character Assessment (April 2022),

2.11 It exhibits very few of the characteristics identified within the published LCA's and is influenced at a local level by its adjacent land use and transport corridors.

2.12 Its location on the edge of these LCAs, its small scale and the presence of the railway line and the A34 separates the site from the wider LCA and the open arable farmland to the west and north. The site is used as horse paddocks which is not consistent with the wider arable landscape to the west, or the wider river valley sides associated with the River Itchen to the south east.

2.13 Long ranging views can be seen from the upper slopes towards the South Downs National Park, and the lower slopes are more contained in their character with tree cover and vegetation found to boundaries and interspersed within residential development locally. The site is not perceived as forming part of the wider expansive undeveloped landscape.

2.14 The site is influenced by the busy A34, the railway line and by the settlement edge of Headbourne Worthy, and the Cobbs Farm shop which provide a populated feel and character to the site and its locality.

2.15 Key recommendations from the published LCAs which can be incorporated into the proposals are identified as the following:

- Conserve panoramic views towards the South Downs National Park and enhance views through careful siting of built form
- Reflect the sparse settled pattern of rural farm settlements
- Conserve the structure and condition of hedgerows, isolated woodlands and trees through use of native tree and shrub species
- Manage semi-natural roadside verges to maximise biodiversity
- Reduce and avoid increasing artificial lighting within development
- Replace Ash trees with Ash dieback with other new native species
- Promote the use of soft boundary treatments
- Conservation and restoration of hedgerows and wet woodlands
- Use of native species such as Willow, Poplar, Oak and Beech with opportunities for increasing number of Black Poplar
- Opportunities for creation of water meadows on lower slopes

2.16 The review of local character and published character has identified the following:

- The site is not designated as a valued landscape either at a local or national level
- The site rises to the north west, and wider views towards the South Downs National Park can be seen from the upper slopes
- Vegetation found along the upper slopes of the site is fragmented in places resulting in intervisibility between the site and the adjacent train line
- The site is influenced by the A34, the railway line and the settlement edge context of Headbourne Worthy with regular traffic noise and activity experienced from within the site
- The site is not perceived as being rural or tranquil in character
- Boundary trees found along the A34 provides a continuous belt of vegetation which separates the site from the landscape to the north
- Existing internal vegetation is limited, with most vegetation found to the boundaries of the site
- Internal boundary hedgerows are fragmented and limited in species diversity
- The adjacent settlement pattern is interspersed with belts of tree planting, and the layout of the adjacent settlement is of a loose grain
- Opportunities exist to enhance the characteristics of the wider published LCAs and to reflect the adjacent settlement pattern of Kings Worthy and Headbourne Worthy



3 Visual Context

Zone of Theoretical Visibility (ZTV)

- 3.1 In order to identify areas where people may experience a change in their view and assess the potential visibility of the site resulting from the proposed development, an assessment of the topography of the surrounding landscape, tree cover and built form is used to inform the production of a GIS generated Zone of Theoretical Visibility Plan (ZTV).
- 3.2 The **Zone and Theoretical Visibility Plan (CLPD 208 P03)** illustrates the extent to which the proposed development of up to 9.5 metres high would be potentially visible within a 3km radius based on views seen by a 1.6m high receptor.
- 3.3 The ZTV Plan is produced using LiDAR data (Digital Surface Model-First Return 2m (2022)) which provides an assessment of the potential visibility of the site, taking into account both topography and the presence of built form and vegetation.
- 3.4 The ZTV Plan identifies areas in blue where development within the site may be visible and is used to inform the initial fieldwork.
- 3.5 This exercise identifies that potential visibility is limited to the local views within close proximity of the site. The ZTV mapping also identifies potential visibility from within the South Downs National Park to the south east of the site, although much of this potential viability is found on land with limited or no public access.

Visual Survey

- 3.6 The site visit was completed on the 12th September 2024, where photographs were taken from selected viewpoints with a digital camera with a 50mm focal length lens at eye level (approximately 1600mm above ground). The weather conditions were dry and trees in full leaf in late summer months.
- 3.7 Potential views are illustrated on **Photosheets 1-7** and the associated **Viewpoint Location Plan (CLPD 208 P04)**.
- 3.8 The visual analysis is based on views from public external spaces. This excludes views from private properties and spaces. A summary of the potential visibility is provided below:

Local Views

- 3.9 Local views of the site can be seen from Springvale Road which forms the south eastern edge of the site. Within these views, the site can be seen rising towards the railway line to the north west, with boundary

trees along the railway line visible along the skyline, and the wider undeveloped arable landscape beyond the site to the north west not visible. The belt of vegetation found along the A34 provides a wooded backdrop to the northern edge of the site within these views, separating it from the wider land to the north.

- 3.10 Within these local views, the existing Cobbs Farm shop and its associated car park are seen within close proximity to the site. The site is also seen within close proximity to existing residential dwellings located along Springvale Road.

Wider Views

- 3.11 From the rising landform to the south east within the South Downs National Park, views of the site are barely discernable, with the site forming part of a much wider panorama, and part of a wooded and vegetated landscape.
- 3.12 The site forms a very small part of the wider panoramic view from the open access land at Magdalen Hill to the south east of the site, and is set within a wooded landscape, with the settlements of Winchester and Kings Worthy nested within the vegetated landscape.

Visual Receptors

- 3.13 The following groups of people (visual receptors) have been identified as having the potential to view the proposed development and experience visual change:

Recreational Receptors

- Users of local PRoW route to the immediate south of the site

Transient Receptors

- Users of footpath routes on Magdalen Hill to the south east of the site

Residential Receptors

- Residents of properties off Springvale Road
- Residents of Bedfield Lane
- Residents of Down Farm Lane
- Residents of Wellhouse Lane
- Residents of The Dower House Nursing Home

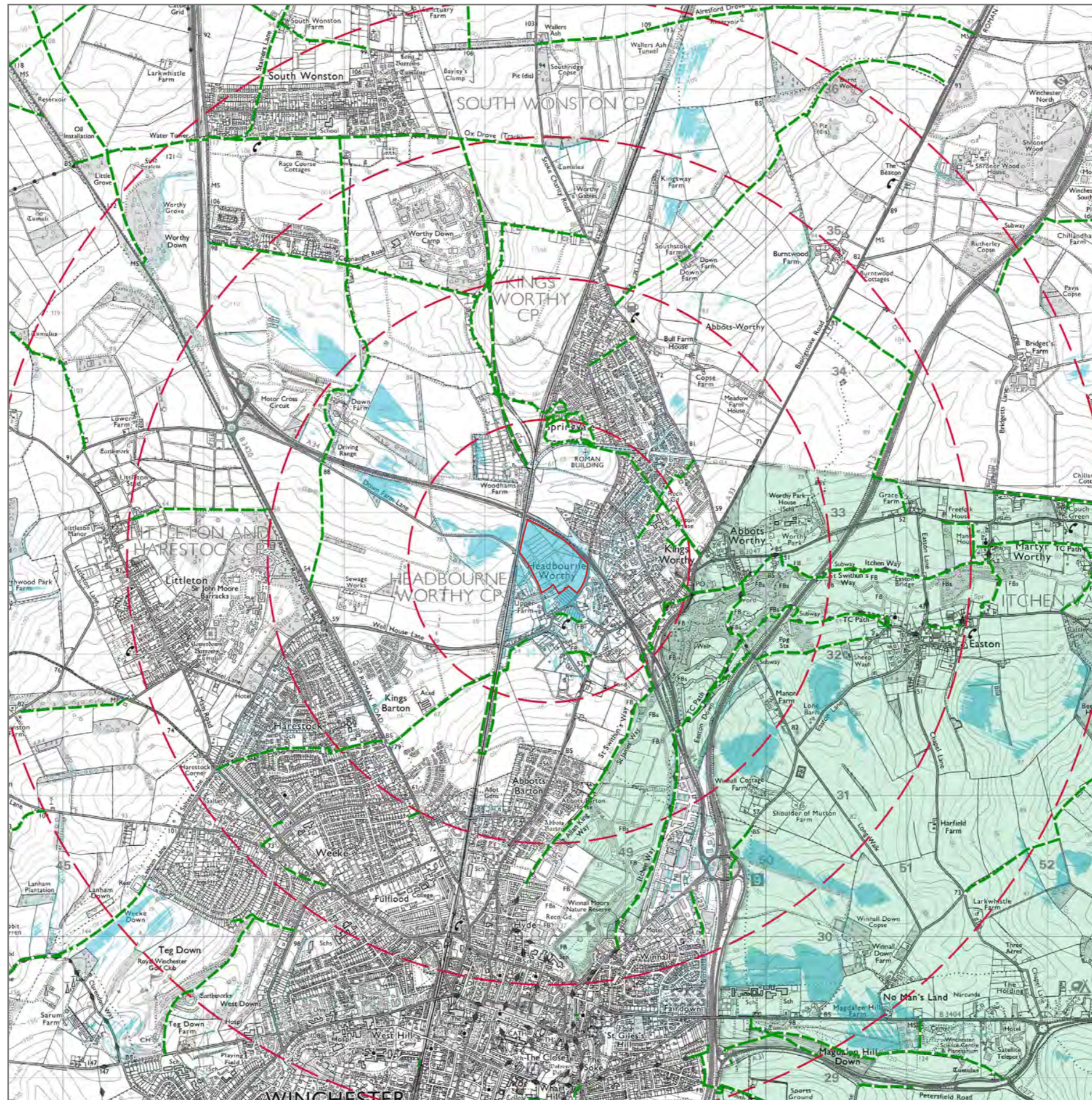
Other receptors

- Visitors to existing Cobbs Farm Shop
- Workers of Watercress Beds

Visual Context Summary

- Views of the site are mostly limited to local routes, and local residential properties.
- Views from Springdale Road and adjacent residential roads are experienced at short distances with existing boundary vegetation providing filtering views.
- Views from the South Downs National Park are limited to the rising land around Magdalen Hill and Easton Lane and the site forms a very small part of a much larger panorama
- Existing vegetation running along the A34 and along Down Farm Lane filters views of the site from the north and east
- The wooded context and undulating topography also limits visibility from the wider landscape





Legend

- Site Boundary
- Potential visibility
- South Downs National Park

Source: The Zone of Theoretical Visibility (ZTV) illustrates the extent to which the development at a ridge height of 9.5m is potentially visible within a 5km radius (viewed from a 1.6m high receptor).

The ZTV has been modelled using GIS computer software (QGIS) and takes account of built form and vegetation as well as topography to model the potential visibility of the development.

Data is LiDAR DSM (Digital Surface Model) First Return 2m (2022)

LiDAR data sourced from <https://environment.data.gov.uk/> and contains public sector information licensed under the Open Government Licence v3.0.

Field verification is required to refine the accuracy of the ZTV and is used as a first sieve exercise to inform the selection of viewpoints.

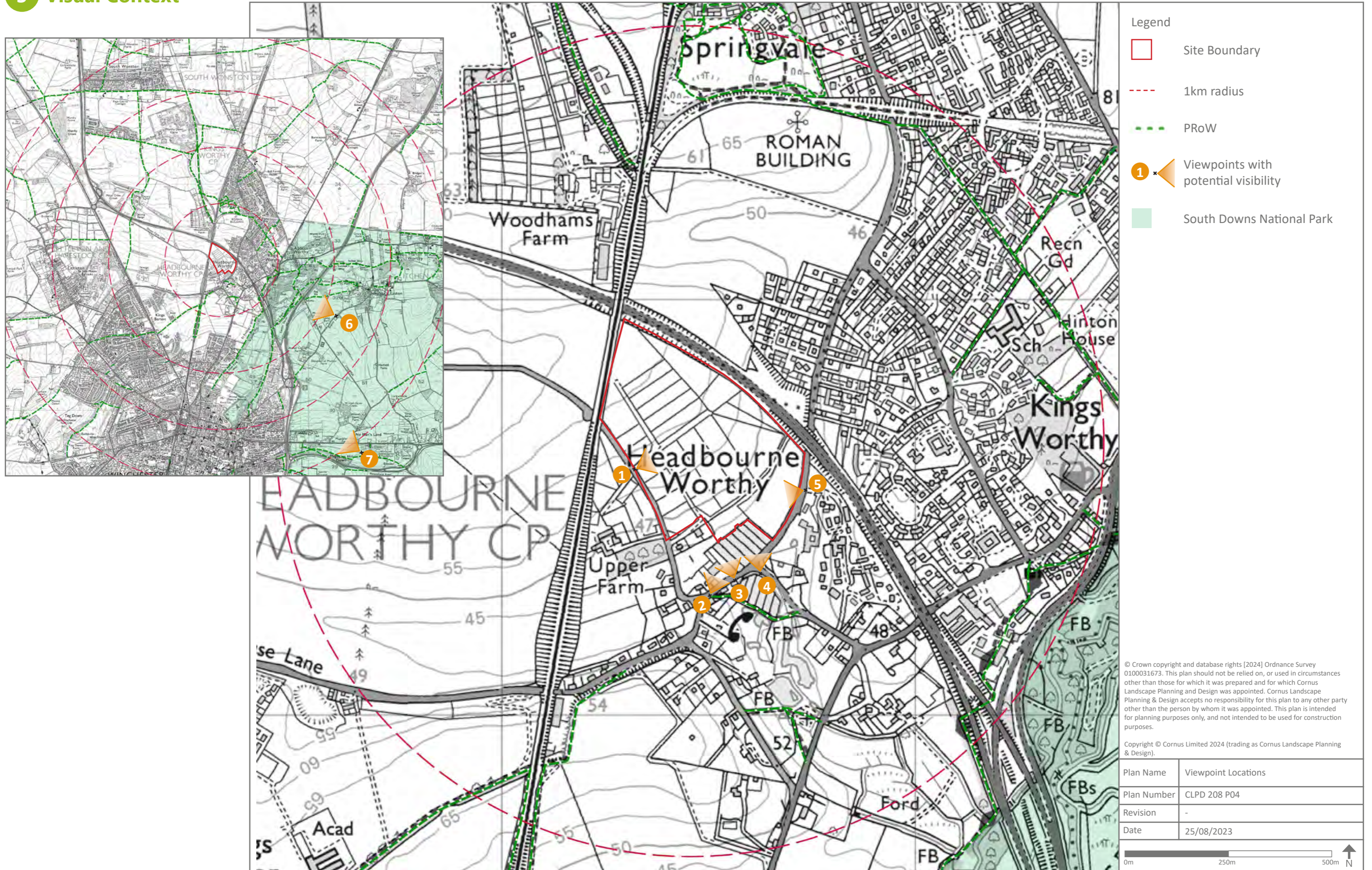
© Crown copyright and database rights [2024] Ordnance Survey 0100031673. This plan should not be relied on, or used in circumstances other than those for which it was prepared and for which Cornus Landscape Planning and Design was appointed. Cornus Landscape Planning & Design accepts no responsibility for this plan to any other party other than the person by whom it was appointed. This plan is intended for planning purposes only, and not intended to be used for construction purposes.

Copyright © Cornus Limited 2024 (trading as Cornus Landscape Planning & Design).

Plan Name	Zone of Theoretical Visibility
Plan Number	CLPD 208 P03
Revision	-
Date	25/08/2023



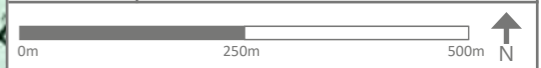
3 Visual Context



© Crown copyright and database rights [2024] Ordnance Survey 0100031673. This plan should not be relied on, or used in circumstances other than those for which it was prepared and for which Cornus Landscape Planning and Design was appointed. Cornus Landscape Planning & Design accepts no responsibility for this plan to any other party other than the person by whom it was appointed. This plan is intended for planning purposes only, and not intended to be used for construction purposes.

Copyright © Cornus Limited 2024 (trading as Cornus Landscape Planning & Design).

Plan Name	Viewpoint Locations
Plan Number	CLPD 208 P04
Revision	-
Date	25/08/2023





Description: View from Down Farm Lane looking east at the existing access into the site, with dense boundary hedgerow along Down Farm Lane filtering views.

Photoviewpoint 1



Description: View from Springvale Road looking north east. The existing Cobbs Farmshop car park and residential dwellings can be seen within the foreground, and boundary vegetation found to Springvale Road filters views, with most of the site obscured from view. Vegetation found along the A34 can be seen forming the backdrop to the site, with most of the site obscured from view.

Photoviewpoint 2





Description: View from Springvale Road looking north east. The car par of Cobbs Farmshop and a watercress production field can be seen within the foreground, with the site extending beyond this towards the A34. Rising land within the site is seen with scattered trees found along the skyline at the boundary with the railway line.

Photoviewpoint 3



Description: View from the junction of Springvale Road and Bedfield Lane looking north west. Hedge planting along Springvale Road provides a vegetated edge to the site, with the rising topography emerging above the hedgeline towards the north west. Scattered trees can be seen along the skyline at the boundary with the railway line, and a mature Ash tree is seen at the south western edge of the site. The vegetated and continuous boundary with the A34 is also evident within this view.

Photoviewpoint 4





Description: View from Springvale Road adjacent to access to the Dower House nursing home. Glimpsed views of the site can be seen through gaps between boundary trees, with the lower lying slopes of the site visible, and the upper slopes seen in the backdrop of the view. **Photoviewpoint 5**



Description: View from Easton Lane from within the South Downs National Park looking north west. The site is barely discernible within this panoramic view, with the wider landscape and settlement of Winchester seen within a wooded setting, beyond arable fields seen within the foreground of the view. **Photoviewpoint 6**





Description: View from open access land on Magdalen Hill from within the South Downs National Park looking north west. The site is set within a wider panorama and seen within a wooded setting within this view. The wider settlement of Winchester can be seen within this view to the south of the site

Photoviewpoint 7



4 Design Recommendations

Design Recommendations

- 4.1 The initial assessment of the landscape and visual context has provided the following recommendations which are illustrated on the associated **Design Recommendations Plan (CLPD 208 P05)**.
- 4.2 These recommendations provide initial thoughts on how the development of the site can be accommodated into the landscape sensitively to provide benefits to landscape character, biodiversity and amenity and can be used to inform the evolving masterplan and proposals.
1. Opportunities to create new areas of Green Infrastructure across the site to connect existing vegetation and form new landscape framework
 2. New belts of native tree planting/hedgerow and copses to follow contours and create a wooded backdrop and skyline
 3. SuDS features integrated into open space with opportunities for wet meadow planting and small areas of wet woodland within the flood plain
 4. Existing hedgerow retained and enhanced with additional native species, with any required removal replaced with additional native hedgerow elsewhere within the site
 5. Orientation of access route to be integrated with new areas of tree planting to avoid direct views up slopes into development parcels
 6. Opportunities for built form to reflect the development along Springvale Road
 7. Location of access off Springvale Road to be located to minimise impacts on existing trees
 8. Ensure retained trees and boundary vegetation is protected with appropriate offsets, and development and associated infrastructure located outside of RPA's
 9. The layout and spatial arrangements of proposed development parcels should reflect wider character of the surrounding settlements of Kings Worthy and Headbourne Worthy and have loose grain and spacious approach, and incorporate street trees and soft boundaries

10. New landscape buffers to define development parcels and reflect local settlement context and pattern
11. Opportunities for open space on higher slopes to incorporate views across the valley towards the South Downs National Park through careful siting of built form.
12. Boundary along the railway line to be enhanced with additional native tree planting to create wooded skyline and increased containment
13. Development avoided on upper slopes, with built form of lower heights and lower densities
14. Existing roadside hedgerows to be maintained and enhanced to maximise biodiversity

Summary

- 4.3 The design recommendations identify that the site has the capacity to accommodate development through a landscape led scheme which responds to its local context and character.
- 4.4 These recommendations consider the local character, wider published landscape character and visual context and the resulting principles provide benefits to landscape character, biodiversity and amenity.



4 Design Recommendations



- Legend
- Site boundary
 - Existing boundary vegetation
 - Opportunities for new landscape framework
 - Potential development parcels
 - Indicative SuDS

© Googlemaps 2024. This plan should not be relied on, or used in circumstances other than those for which it was prepared and for which Cornus Landscape Planning and Design was appointed. Cornus Landscape Planning and Design accepts no responsibility for this plan to any other party other than the person by whom it was appointed. This plan is intended for planning purposes only, and not intended to be used for construction purposes.

Copyright © Cornus Limited 2024 (trading as Cornus Landscape Planning & Design).

Plan Name	Design Recommendations
Plan Number	CLPD 208 P05
Revision	-
Date	16/09/2024

