

Landscape Appraisal: Winchester Teg Down Area 2

(follow on from LDF Core Strategy Issues and Options Paper consultation response February 2008)

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Landscape Character Area: Sparsholt Woodlands

Ref: *Landscape Character Assessment for Winchester District* (March 2004)

Landscape Type: Scarps Golf Course

Key Characteristics specific to this site:

- High ridgeline within water catchment area of Itchen valley
- Undulating chalkland landscape integral to setting of Winchester city
- Network of footpaths and narrow, often sunken lanes contributing to historic character of area.
- Strong rural character dominated by woodlands.

Landscape Strategies that apply to this site:

- Restore and enhance biodiversity of golf courses and arable farmland
- Restore and enhance hedgerows

Built Form Strategies that apply to this site:

- Integrate any new development into surrounding landscape through use of locally indigenous planting, appropriate siting and detailing.

Physical Landscape:

Ref: GIS Constraints map

Landform:

- Ridgelines

Two main ridgelines cross NE – SW through the site. Highest most visually prominent ridgeline (120.0m-150.0m OD) runs along N boundary with panoramic views to N and SW. Second ridgeline (110.0m-130.0m) runs along E boundary and contains existing edge of built development (Chilbolton Avenue).

- Dry valleys

Three main dry valleys lie within Itchen Valley water catchment area and run NE through site.

- High Points

Western scarp (150.0m OD) with telecom masts; highly visible landmark.

Land cover:

1. Intermittent groups of non protected trees/ copses/ hedgerows throughout site, around Sarum Farm and masts; along Clarendon Way, Lanham Down, Lanham Lane contribute to visual amenity and landscape character. Potential for further strengthening and enhancement.
2. Extensive line of TPO trees within and adjoining golf course. Additional groups along N and E boundaries.

Experiential:

Ref: GIS Constraints map

- Tranquillity
Open nature and use of golf course
- Countryside Access
Clarendon Way through western half of site
N-S public footpath through golf course
- Lighting minimal, even alongside lanes retaining dark night skies throughout most of area.

Historic Environment:

Ref: GIS Constraints map:

WCC Archaeology Officer Initial Site Appraisal (separate document)

- Scheduled Monument and earthworks on golf course. Site and setting a potential constraint.
- Archaeological potential as area is rich in prehistoric features; field systems may be related to scheduled Romano-British occupation site on Teg Down.
- Characteristics of Lanham Lane indicate possible holloway and/or historic boundary with ancient yews and other veteran trees.
- Route of Roman Road on S boundary.

Visibility:

Ref: GIS Constraints map; site appraisal

- Panoramic views
N across Lanham Down and SW across rural countryside west of Winchester when viewed from high point within site and northern ridgeline.
- Land marks
Teg Down telecom masts within site
Tree line as skyline feature along Chilbolton Avenue when viewed from city centre.

Biodiversity:

Ref: GIS Constraints map

- Protected sites within or close to the site. Approx half of the site is a designated SINC (existing Royal Winchester golf course). Small SINC site on reservoir land N of Lanham Lane. SSSI approx 500m to W of site beyond main ridgeline.

- Intermittent groups of existing trees/ copses/ hedgerows around Sarum Farm and masts; along Clarendon Way, Lanham Down, Lanham Lane together provide valuable wildlife/green corridors within mixed land use of arable, paddocks, golf-course (SINC).
- Existing golf course acts as green corridor and buffer to edge of built development.
- Three well used rights of way through golf course, Clarendon Way (along W boundary) and Lanham Lane (N boundary) may benefit from improved interconnectivity allowing greater appreciation and contact with natural environment.
- Golf course provides existing and important green corridor linking rural countryside to west with Winchester city.
- Topography with combined ridges and dry valleys contributes to sustainable drainage pattern within River Itchen catchment area.

Landscape Sensitivity Summary

Any new development to recognise constraints of site including mainly rural landscape character, topography and slopes; main ridgelines with far-reaching visibility and skyline features; importance of existing green corridors within and bordering the site in landscape, ecology and heritage terms; limitations of vehicular access into site on N and W boundaries; importance of existing ridgelines as integral to character of Winchester city and its valley setting.