

Twyford Parish Landscape Assessment

Part 2: Housing site assessments



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Twyford Housing Sites

Part 2 considers a number of potential housing sites identified by Twyford Parish Council and assesses the extent to which the sites can accommodate housing development in landscape terms. Each site is assessed relative to the other sites included in the study rather than against the most and least sensitive sites within the National Park or nationally. The locations of the sites are indicated below.

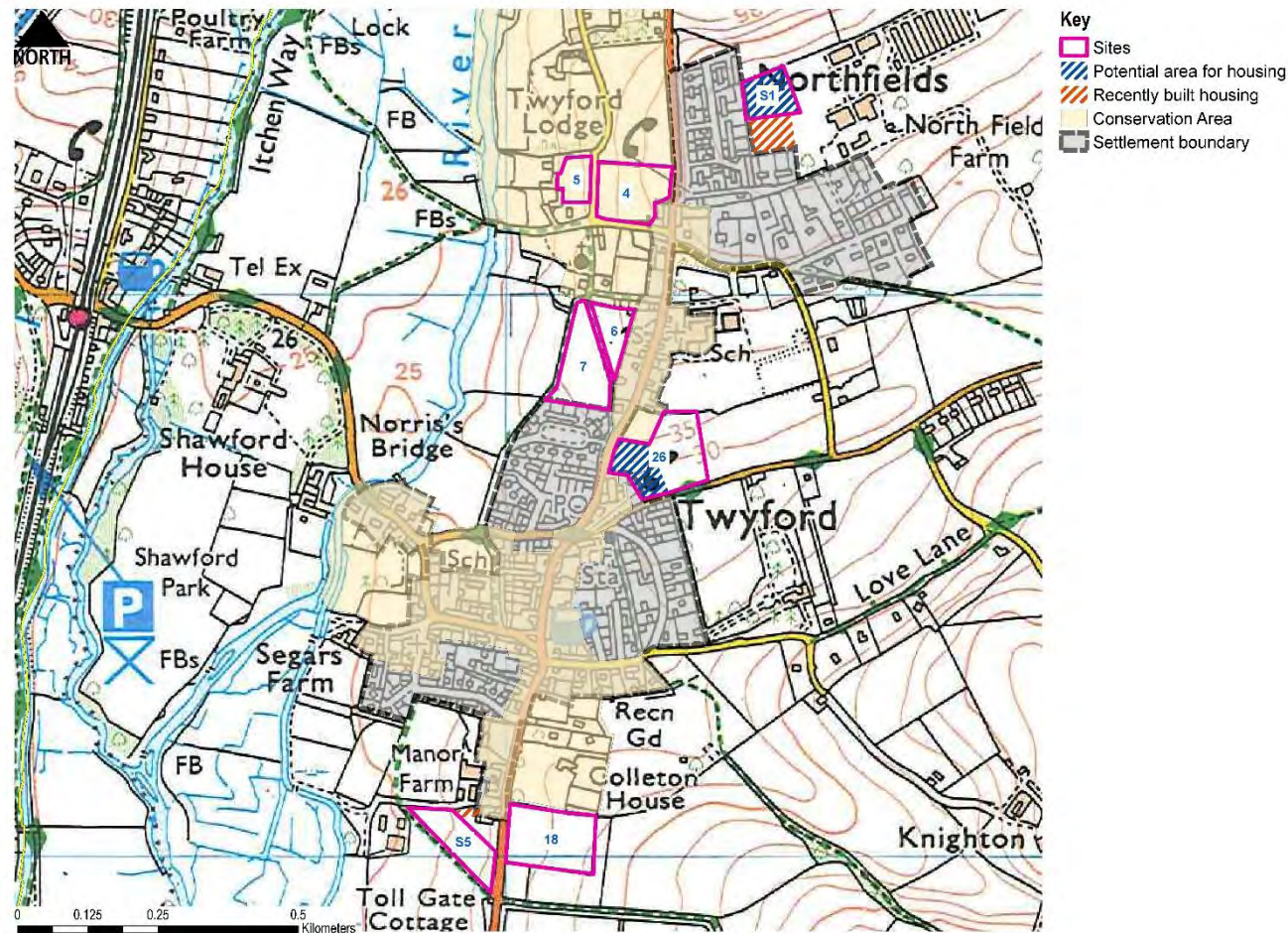


Figure 1. Site Locations

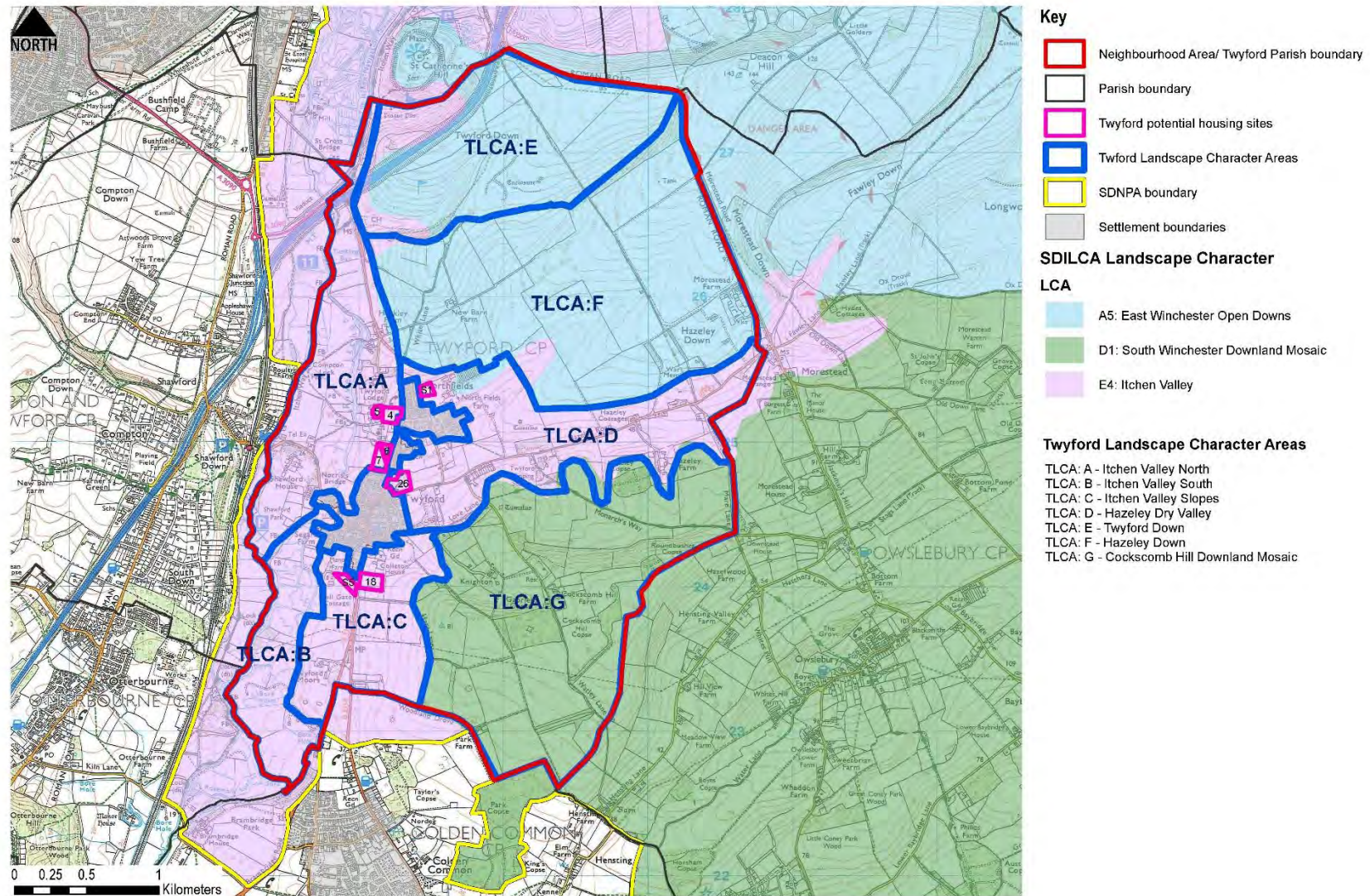


Figure 2. Site Locations and TLCA boundaries

Site: S1

South Downs Integrated Landscape Character Assessment (SDILCA):

The site lies within the SDILCA Landscape Character Type: Chalk Valley Systems and Landscape Character Area E4: Itchen Valley for which the key characteristics and requirements are:

Relevant Integrated Key Characteristics from SDILCA LCA E4:

- *Broad, branching valley carved from the chalk downs and indented by dry valleys and coombes to produce smoothly rounded valley sides.*
- *The character area flows through and provides a landscape setting for Winchester. Shallow well drained, calcareous silty soils support intensive arable cultivation on shallow slopes of the valley sides. Pasture and paddocks occur on the valley floor.*
- *Springs, including the main source of the Itchen, south of Cheriton, are located on the chalk.*
- *The clear, chalk river flows in a relatively narrow floodplain in the upper reaches with a wider floodplain south of Winchester. Pasture and paddocks occur on the valley floor*
- *The watercourse and banks of the Itchen are designated as a SAC incorporating a diversity of habitats including the clear alkaline river, fen/marsh/swamp, neutral grassland and pockets of woodland.*
- *Historic features associated with the presence of the River and the Itchen Navigation are apparent today. Remnant features relating to water management and agricultural/industrial use of the river, including fragments of watermeadows, weirs and mill ponds, fish farms, trout lakes, and watercress beds.*
- *Extensive blocks of early enclosure survive throughout the valley. Downstream of Itchen Abbas the landscape is of recent enclosure, comprising regular field systems with very little woodland.*
- *Crossed by the M3 and A roads which interrupt the otherwise tranquil landscape. A sequence of settlements occur along the lower valley sides.*
- *Frequent minor river crossing points are marked by white bridges.*
- *One of the most renowned fly fishing rivers in the world with populations of wild brown and rainbow trout.*

Relevant Land Management / Development Considerations from SDILCA

- *Conserve field and parkland boundaries.*
- *Maintain the nucleated form of villages and avoid extending linear development along roads. Minimise light spill from settlements.*
- *Pay particular attention to the varied nature of views throughout the area [...] in relation change within the Itchen Valley.*
- *Seek to limit further encroachment of suburban influences (such as fencing) around village properties and conserve areas of flint walling which are particularly distinctive features of a number of settlements.*

Twyford Landscape Character Area:

The site lies within the Twyford Landscape Character Area D – Hazeley Dry Valley for which the relevant key characteristics and sensitivities and key requirements identified in Part 1: Twyford Landscape Character Assessment are:

Key Landscape Characteristics and Sensitivities specific to Twyford Landscape Character Area D

Natural

- Forms the base of a dry valley between Hazeley Down to the north and Cockscomb hill to the south.
- Large to medium sized rolling pasture and paddock fields occur along the valley floor and sides particularly on the south side of Hazeley Road.
- Large open rolling fields arable fields defined by hedgerows
- Occasional blocks of woodland around farm buildings and trees belts along lanes provide enclosure
- Avenue tree planting and parkland planting around Hazeley Down House. Linear topographical features in fields at Hazeley Down House could be historic hedge banks.
- Valley floor falls within Flood Zone 3. Ground water flooding within the dry valley bottom occurs in periods of prolonged rainfall. Presence of a winterbourne stream is indicated by road/house names (e.g. Bourne Lane).
- Twyford Waterworks Meadow and Hazeley Down (at the junction with Mare Lane and Hazeley Road) are SINC's.
- Tree and hedges provide good containment to Twyford's settlement edge

Cultural

- The Twyford Waterworks Scheduled Monument is a prominent landmark
- The surrounding natural environment provides an important setting to numerous listed buildings and the conservation area, including a group of listed buildings at Hazeley Farm (C18) and Twyford School (Late C18 house which became preparatory school in 1809)
- Schedule monuments: Two bowl barrows 200m east of Twyford Pumping Station; Twyford Roman Villa.
- Field patterns formed by recent enclosure (18th-19th century).
- Parkland features around Littlebourne and Hazeley Down House including estate railings and parkland trees
- Narrow lanes often enclosed by tree belts and hedges and sometimes sunken
- Isolated farms with some associated cottages in small groups or in a linear arrangement along roads.
- Some large scale farm buildings occur along Hazeley Road and at the Hazeley Enterprise Park, some well contained by tree planting but others are more exposed.
- Trees and hedgerows within private gardens play an important contribution to the landscape character.
- Numerous public rights of way cross the area. The rights of way provide links to the downland to the north and south and include the Monarch's Way and Pilgrims' Trial long distance paths.

Perceptual

- The area has an overriding rural character becoming more tranquil away from the Hazeley Road
- Tranquillity is somewhat effected by noise intrusions from surrounding roads and the flight path.
- The open character of the valley increases the sensitivity of the area with elements of enclosure provided by tree belts and woodland blocks and vegetation along the settlement edge.

Land Management / Development Considerations specific to Area D

- Conserve field and parkland boundaries and features including hedges and trees. Seek to limit further encroachment of suburban influences (such as fencing) around village properties.
- Conserve distinctive sloping paddocks and pasture fields
- Explore opportunities for the provision of community open space taking advantage of the high amenity value of views across surrounding downland.
- Ensure new development is sympathetically integrated into the surrounding landscape using trees, woodland blocks and hedgerow planting.
- Seek to integrate existing large scale farm/commercial buildings using trees, woodland blocks and hedgerow planting.
- Ensure that any future road upgrades are integrated into the rural valley landscape and ensure any signage, kerbs, new/upgraded entrances and lighting are sensitively detailed.
- Conserve the character of rural lanes
- Conserve the character and integrity of historic farmsteads
- Avoid extending linear development along roads and minimise light spill.
- Considered the varied nature of views throughout the area and panoramic views from the surrounding high ground in relation change within the area.
- Conserve historic features associated with the Twyford Pumping Station
- Encourage the conservation of Schedule monuments through good farming practices
- Conserve views to the Twyford Pumping Station which is a distinctive landmark
- Consider the contribution of the landscape character to the setting of heritage assets

Site description:

Site S1 lies within the boundary of the South Downs National Park.

Site S1, which is currently used for hay or silage, lies on the northern edge of Twyford, contained by modern and recent housing on its western and southern sides. To the east lies the previously developed land containing the Hazeley Mill with the Hazeley Enterprise Park beyond. To

the north lies open countryside, with the land dropping off into a dry valley beyond a tree belt which defines the northern boundary. The tree belt continues along both the eastern and western boundaries, giving the site a sense of enclosure. The southern boundary is formed by a low native hedge over which the adjacent houses look. The site is accessed via the housing to the south.

Photographs:



Photo 1: View south from footpath on downs, looking across open dry valley. The Hazeley Mill and Enterprise Park are visible, partly screened by tree belts, as is the site.



Photo 2: View north-west from housing adjacent to site. Tree belts enclose the site to the west, north and east.

1. Visual Sensitivity:

- Overlooked by a small number of houses
- Largely screened from views from the adjacent countryside to the north

2. Landscape Sensitivity:

- Tree belts to boundaries
- Site used for hay or silage
- Tranquillity affected by raw edge of housing to the south and glimpsed views of Hazeley Mill

4. Relationship of the Site to the Settlement Pattern and Character

- Northern edge of the site coincides with the northern edge of the development to the east, so that the site provides a logical opportunity for appropriate development which would be contained within the perceived settlement limits

7. Relationship of the Site to the Wider Landscape

- The site is separated from the wider landscape to the north by a strong tree belt and is different in character from the downland to the north

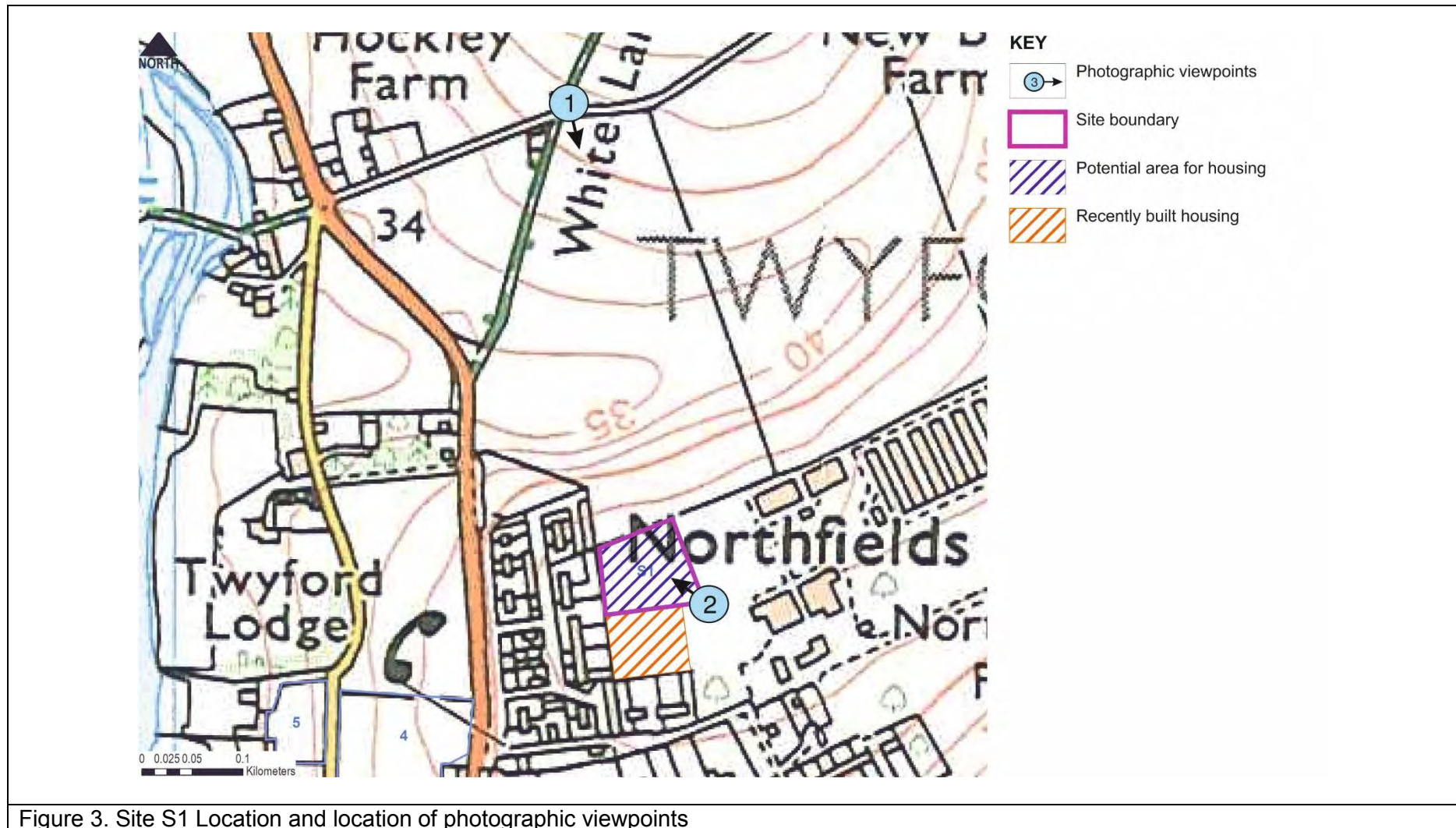
5. Landscape Value:

- Site is within South Downs National Park

Summary of sensitivity

Site S1 has the potential to accommodate housing as indicated on Figure Site S1, subject to a fully detailed landscape and visual impact assessment to inform the final capacity of the site without causing harm to the adjacent countryside character or views. Enhancement and management of the existing vegetation to the northern boundary will be important to ensure its long-term growth and maintain its value as a strong edge to the settlement and an element of green infrastructure.

Site map:



Please refer to summary of sensitivity above for description of landscape recommendations.

Site: 4

South Downs Integrated Landscape Character Assessment (SDILCA):

The site lies within the SDILCA Landscape Character Type: Chalk Valley Systems and Landscape Character Area E4: Itchen Valley for which the key characteristics and requirements are:

Relevant Integrated Key Characteristics from SDILCA LCA E4:

- *Broad, branching valley carved from the chalk downs and indented by dry valleys and coombes to produce smoothly rounded valley sides.*
- *The character area flows through and provides a landscape setting for Winchester. Shallow well drained, calcareous silty soils support intensive arable cultivation on shallow slopes of the valley sides. Pasture and paddocks occur on the valley floor.*
- *Springs, including the main source of the Itchen, south of Cheriton, are located on the chalk.*
- *The clear, chalk river flows in a relatively narrow floodplain in the upper reaches with a wider floodplain south of Winchester. Pasture and paddocks occur on the valley floor*
- *The watercourse and banks of the Itchen are designated as a SAC incorporating a diversity of habitats including the clear alkaline river, fen/marsh/swamp, neutral grassland and pockets of woodland.*
- *Historic features associated with the presence of the River and the Itchen Navigation are apparent today. Remnant features relating to water management and agricultural/industrial use of the river, including fragments of watermeadows, weirs and mill ponds, fish farms, trout lakes, and watercress beds.*
- *Extensive blocks of early enclosure survive throughout the valley. Downstream of Itchen Abbas the landscape is of recent enclosure, comprising regular field systems with very little woodland.*
- *Crossed by the M3 and A roads which interrupt the otherwise tranquil landscape. A sequence of settlements occur along the lower valley sides.*
- *Frequent minor river crossing points are marked by white bridges.*
- *One of the most renowned fly fishing rivers in the world with populations of wild brown and rainbow trout.*

Relevant Land Management / Development Considerations from SDILCA

- *Conserve field and parkland boundaries.*
- *Maintain the nucleated form of villages and avoid extending linear development along roads. Minimise light spill from settlements.*
- *Pay particular attention to the varied nature of views throughout the area [...] in relation change within the Itchen Valley.*
- *Seek to limit further encroachment of suburban influences (such as fencing) around village properties and conserve areas of flint walling which are particularly distinctive features of a number of settlements.*

Twyford Landscape Character Area:

The site lies within the Twyford Landscape Character Area A – Itchen Valley North for which the relevant key characteristics and sensitivities and key requirements identified in Part 1: Twyford Landscape Character Assessment are:

Key Landscape Characteristics and Sensitivities specific to Twyford Landscape Character Area A

Natural

- The River Itchen: a clear, chalk river flowing through a relatively flat and wide valley with associated water meadows.
- Pasture and paddock fields occur along the valley floor and sloping valley sides.
- Tree belts and hedges provide some enclosure along the valley bottom and adjacent to the settlement edge particularly around Berry Lane and Church Lane.
- Small gently sloping paddocks and pasture fields reach into the settlement, many partly defined by brick or flint wall boundaries, contribute to the village's rural setting
- Mature field and boundary trees often in grounds of large houses.

Cultural

- The surrounding natural environment, particularly the river and valley floor landscape, provides an important setting to numerous listed buildings and the conservation area, including the Grade 2* listed church of St Mary.
- The listed brick and cast iron Norris's Bridge (dated 1897) is a distinctive historic feature associated with the river. To the north of the bridge what is thought to be one of original fords of Twyford, the other being at the west end of Berry lane near the church.
- Fragments of watermeadows, Hockley Mill, mill stream channel and sluices indicate the former agricultural use of the river.
- Historic ford and bridging points (at Norris' bridge, Segars Lane, Berry Lane between the church and Church Farm and at Hockley Farm).
- Field patterns formed by early enclosure (late medieval and early post-medieval) between Finch's Lane and Berry Lane and recent enclosure (18th-19th century) around Church Lane.
- Area of pre-1800 settlement focused along Shawford Road and around Church Lane.
- Parkland features including walls, gateways and parkland trees
- Narrow lanes often enclosed by walls and hedges and sometimes sunken
- Twyford has a varied historic settlement pattern with a historic distinction between the northern and southern settlement areas. This character area includes the historic core of the northern area around the church which retains a dispersed pattern consisting of mainly large houses in spacious grounds interwoven with small pasture fields.
- Trees, hedgerows and walls within private gardens play an important contribution to landscape character.

Perceptual

- The area has an overriding rural character
- The network of water meadows and has a strong sense of seclusion and tranquillity despite the presence of the nearby M3 motorway with enclosure provided by river side vegetation and vegetation along the settlement edge.
- Tranquillity is somewhat affected by noise and visual intrusions of the M3, B3335 and the flight path.
- The fine grain of the landscape pattern is sensitive to change.

Land Management / Development Considerations specific to Area A

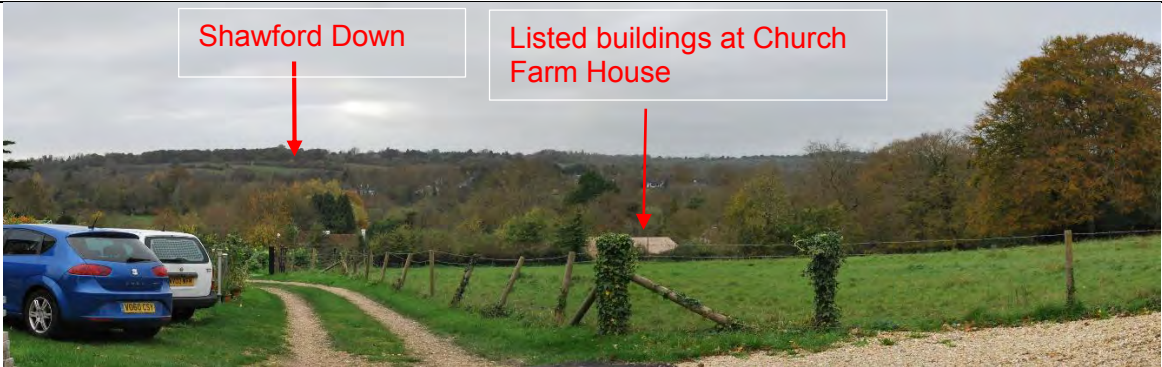


- Conserve field and parkland boundaries and features including hedges, trees and distinctive flint and brick walls. Seek to limit further encroachment of suburban influences (such as fencing) around village properties.
- Conserve distinctive small gently sloping paddocks and pasture fields which reach into the settlement
- Conserve the character of rural lanes
- Considered the varied nature of views throughout the area and panoramic views from the surrounding high ground, particularly from Shawford Down, in relation change within the area.
- Conserve views to the church which is a distinctive landmark
- Conserve the dispersed character of the northern historic core around the church and consider the historic distinction of the northern and southern settlement areas of Twyford.
- Consider the contribution of the landscape character to the setting of heritage assets

Site description:

Site 4 lies within the boundary of the South Downs National Park.

Site 4 is a small, sloping pasture field contained on 3 sides by roads. The boundaries to the west and most of the southern edge are formed by the quiet, rural Church Lane and Berry's Lane (sunken) respectively, with the busy B3335 to the east. The northern boundary is formed by a brick wall and mature tree belt. Tall, mixed native hedges run along most of the other boundaries. There is a small cluster of houses adjacent to the south-eastern corner. There is a field gate off of Church Lane in the north-western corner and access off of the B3335 to the houses via the corner of the site allows a rare view across the valley from the road.

Photographs:

	
<p>Photo 1: Rare view west over valley to Shawford Down from B3335 across with the site in the foreground. The group of listed buildings at Church Farm House is visible</p>	
	
<p>Photo 2: View south-east across site from Church Lane. The built form of the village is largely well vegetated. The northern boundary (left) is formed by a mature tree belt and brick wall.</p>	<p>Photo 3: View from Shawford Down. The site forms part of dispersed character of the conservation area with open spaces and mature trees.</p>

1. Visual Sensitivity:

- Not widely prominent but a gap in hedge on eastern boundary allows a rare view across the valley from the B3335
- Views also possible through the field gate on adjacent Church Lane, within the conservation area, and long distance views from Shawford Down where the dispersed settlement pattern of the site's context can be appreciated.
- Reasonably well contained by surrounding vegetation
- Tall hedge along eastern boundary forms part of the rural approach to the village from the north
- Views of Church Farm House Listed Buildings and to Shawford Down and war memorial could be lost
- Views across characteristic sloping pasture field could be lost
- Possible views of church spire from within site (private views) could be lost

2. Landscape Sensitivity:

- Mature tree belt to northern boundary
- Native hedgerows to other boundaries
- Typical small sloping pasture field reaching into the settlement
- Accessed from rural lane and adjacent to sunken lane
- Falls within conservation area
- Tranquillity affected by proximity to B3335
- Adjacent to distinctive sunken Berry Lane
- Site forms part of the pastoral character of the conservation area and part of the historic field pattern evident on the 1840 Tithe map.

4. Relationship of the Site to the Settlement Pattern and Character

- Site contributes to the dispersed settlement pattern of Twyford's northern area
- Site forms part of the pattern of small sloping pasture fields within the village.
- Site forms part of rural approach to Twyford from the north
- The time depth of the field pattern is further evidenced by one boundary being formed by Church Lane which is thought to have been the principle route through the settlement from the north prior to the construction of the B3335 turnpike road. Church Lane links to the Church and a nearby fording pointing at Berry Lane between the church and Church Farm.

7. Relationship of the Site to the Wider Landscape

- Although reasonably surrounded by existing built form, the rural sloping character of the pasture field demonstrates qualities which relate it to the wider pastoral valley character.

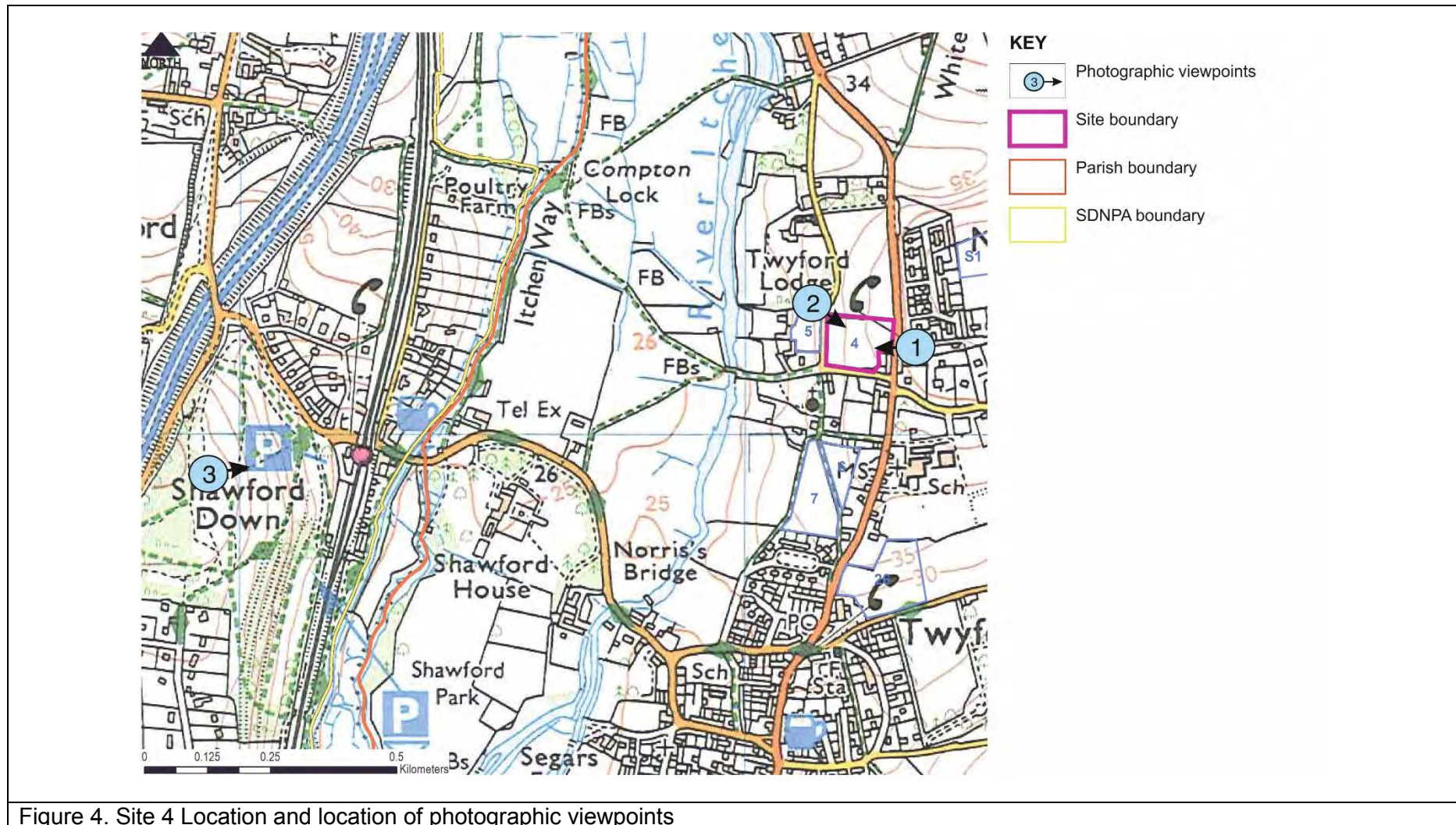
5. Landscape Value:

- Site is within South Downs National Park
- Site is within Twyford Conservation Area

Summary of sensitivity

It is not recommend that site 4 is considered further for housing on landscape and visual grounds. The capacity of site 4 is constrained by the fact that it falls within the conservation area, contributing to its dispersed settlement form, and the southern boundary forming the edge of the sunken Berry Lane. The open site offers a rare view across the Itchen valley from the B3335 and forms part of the rural approach to the village from the north. The open field is also visible in distant views from Shawford Down, from where it is seen as an important part of the dispersed settlement pattern.

Site map:



Please refer to summary of sensitivity above for description of landscape recommendations.

Site: 5

South Downs Integrated Landscape Character Assessment (SDILCA):

The site lies within the SDILCA Landscape Character Type: Chalk Valley Systems and Landscape Character Area E4: Itchen Valley for which the key characteristics and requirements are:

Relevant Integrated Key Characteristics from SDILCA LCA E4:

- *Broad, branching valley carved from the chalk downs and indented by dry valleys and coombes to produce smoothly rounded valley sides.*
- *The character area flows through and provides a landscape setting for Winchester. Shallow well drained, calcareous silty soils support intensive arable cultivation on shallow slopes of the valley sides. Pasture and paddocks occur on the valley floor.*
- *Springs, including the main source of the Itchen, south of Cheriton, are located on the chalk.*
- *The clear, chalk river flows in a relatively narrow floodplain in the upper reaches with a wider floodplain south of Winchester. Pasture and paddocks occur on the valley floor*
- *The watercourse and banks of the Itchen are designated as a SAC incorporating a diversity of habitats including the clear alkaline river, fen/marsh/swamp, neutral grassland and pockets of woodland.*
- *Historic features associated with the presence of the River and the Itchen Navigation are apparent today. Remnant features relating to water management and agricultural/industrial use of the river, including fragments of watermeadows, weirs and mill ponds, fish farms, trout lakes, and watercress beds.*
- *Extensive blocks of early enclosure survive throughout the valley. Downstream of Itchen Abbas the landscape is of recent enclosure, comprising regular field systems with very little woodland.*
- *Crossed by the M3 and A roads which interrupt the otherwise tranquil landscape. A sequence of settlements occur along the lower valley sides.*
- *Frequent minor river crossing points are marked by white bridges.*
- *One of the most renowned fly fishing rivers in the world with populations of wild brown and rainbow trout.*

Relevant Land Management / Development Considerations from SDILCA

- *Conserve field and parkland boundaries.*
- *Maintain the nucleated form of villages and avoid extending linear development along roads. Minimise light spill from settlements.*
- *Pay particular attention to the varied nature of views throughout the area [...] in relation change within the Itchen Valley.*
- *Seek to limit further encroachment of suburban influences (such as fencing) around village properties and conserve areas of flint walling which are particularly distinctive features of a number of settlements.*

Twyford Landscape Character Area:

The site lies within the Twyford Landscape Character Area A – Itchen Valley North for which the relevant key characteristics and sensitivities and key requirements identified in Part 1: Twyford Landscape Character Assessment are:

Key Landscape Characteristics and Sensitivities specific to Twyford Landscape Character Area A

Natural

- The River Itchen: a clear, chalk river flowing through a relatively flat and wide valley with associated water meadows.
- Pasture and paddock fields occur along the valley floor and sloping valley sides.
- Tree belts and hedges provide some enclosure along the valley bottom and adjacent to the settlement edge particularly around Berry Lane and Church Lane.
- Small gently sloping paddocks and pasture fields reach into the settlement, many partly defined by brick or flint wall boundaries, contribute to the village's rural setting
- Mature field and boundary trees often in grounds large houses.

Cultural

- The surrounding natural environment, particularly the river and valley floor landscape, provides an important setting to numerous listed buildings and the conservation area, including the Grade 2* listed church of St Mary.
- The listed brick and cast iron Norris's Bridge (dated 1897) is a distinctive historic feature associated with the river. To the north of the bridge what is thought to be one of original fords of Twyford, the other being at the west end of Berry lane near the church.
- Fragments of watermeadows, Hockley Mill, mill stream channel and sluices indicate the former agricultural use of the river.
- Historic ford and bridging points (at Norris' bridge, Segars Lane, Berry Lane between the church and Church Farm and at Hockley Farm).
- Field patterns formed by early enclosure (late medieval and early post-medieval) between Finch's Lane and Berry Lane and recent enclosure (18th-19th century) around Church Lane.
- Area of pre-1800 settlement focused along Shawford Road and around Church Lane.
- Parkland features including walls, gateways and parkland trees
- Narrow lanes often enclosed by walls and hedges and sometimes sunken
- Twyford has a varied historic settlement pattern with a historic distinction between the northern and southern settlement areas. This character area includes the historic core of the northern area around the church which retains a dispersed pattern consisting of mainly large houses in spacious grounds interwoven with small pasture fields.
- Trees, hedgerows and walls within private gardens play an important contribution to landscape character.

Perceptual

- The area has an overriding rural character

- The network of water meadows and has a strong sense of seclusion and tranquillity despite the presence of the nearby M3 motorway with enclosure provided by river side vegetation and vegetation along the settlement edge.
- Tranquillity is somewhat affected by noise and visual intrusions of the M3, B3335 and the flight path.
- The fine grain of the landscape pattern is sensitive to change.

Land Management / Development Considerations specific to Area A

- Conserve field and parkland boundaries and features including hedges, trees and distinctive flint and brick walls. Seek to limit further encroachment of suburban influences (such as fencing) around village properties.
- Conserve distinctive small gently sloping paddocks and pasture fields which reach into the settlement
- Conserve the character of rural lanes
- Considered the varied nature of views throughout the area and panoramic views from the surrounding high ground, particularly from Shawford Down, in relation change within the area.
- Conserve views to the church which is a distinctive landmark
- Conserve the dispersed character of the northern historic core around the church and consider the historic distinction of the northern and southern settlement areas of Twyford.
- Consider the contribution of the landscape character to the setting of heritage assets

Site description:

Site 5 lies within the boundary of the South Downs National Park.

Site 5 is a small sloping pasture field containing a number of mature field trees located between Church Lane and a group of Grade 2 listed buildings comprising Church Farm House (C16) and Barn Cottage and Barn in a typical farm courtyard arrangement. At least one of the barns appears to have been sympathetically converted to residential use. These buildings form the western boundary of the site in combination with post and rail fencing. The gravel entrance drive to Church Farm House with timber post and rail fencing defines the site's northern boundary beyond which is the parkland boundary brick and flint wall of Twyford Lodge (Grade 2*). The parkland trees beyond the wall contribute to the partially enclosed feel of the site. To the south lies a large white rendered house positioned centrally in reasonably large garden separated from the site by a tall beech hedge which forms the site's southern boundary. Further to the south lies the church. The site's eastern boundary is formed by a timber post and rail fence adjacent to Church Lane and to the east lies a large pasture field (site 4) with strong hedgerow boundaries.

Photographs:



Photo 1: View from Church Lane across site looking west to listed buildings



Photo 2: View across site from Church Lane looking west to listed barns with Shawford Down and war memorial beyond



Photo 3: View from Shawford Down

1. Visual Sensitivity:

- Not widely prominent but open views possible from adjacent Church Lane, the church yard to the south, the B3335 and long distance views from Shawford Down to the west where the dispersed settlement pattern of the site's context can be appreciated.
- Partially contained by surrounding vegetation
- Views of Listed Buildings, parkland features associated with Twyford Lodge and to Shawford Down and war memorial could be lost
- Views across characteristic sloping pasture field could be lost
- Views to church spire from within site/from adjacent Listed Buildings (private views) could be lost

2. Landscape Sensitivity:

- Some trees and hedgerows to boundaries and mature field trees within site
- Typical small sloping pasture field reaching into the settlement
- Accessed from rural lane
- Falls within conservation area
- Tranquillity somewhat affected by proximity to roads and flight path
- Site forms part of the pastoral setting of several listed buildings, one of which is Church Farm House (C16), one of the oldest buildings in the village. The site forms part of the historic field pattern evident on the 1840 Tithe map and likely to be contemporaneous with the adjacent listed buildings.

4. Relationship of the Site to the Settlement Pattern and Character

- Site contributes to the dispersed settlement pattern of Twyford's northern area
- Site forms part of the pattern of small sloping pasture fields within the village. The site is one of the few small fields with mature trees within their interior which contributes to the character of the area.
- The time depth of the field pattern is further evidenced by one boundary being formed by Church Lane which is thought to have been the principle route through the settlement from the north prior to the construction of the B3335 turnpike road. Church Lane links to the Church (50m to the south) and a nearby fording pointing at Berry Lane between the church and Church Farm.

7. Relationship of the Site to the Wider Landscape

- Although reasonably surrounded by existing built form, the rural sloping character of the pasture field demonstrates qualities which relate it to the wider pastoral valley character.

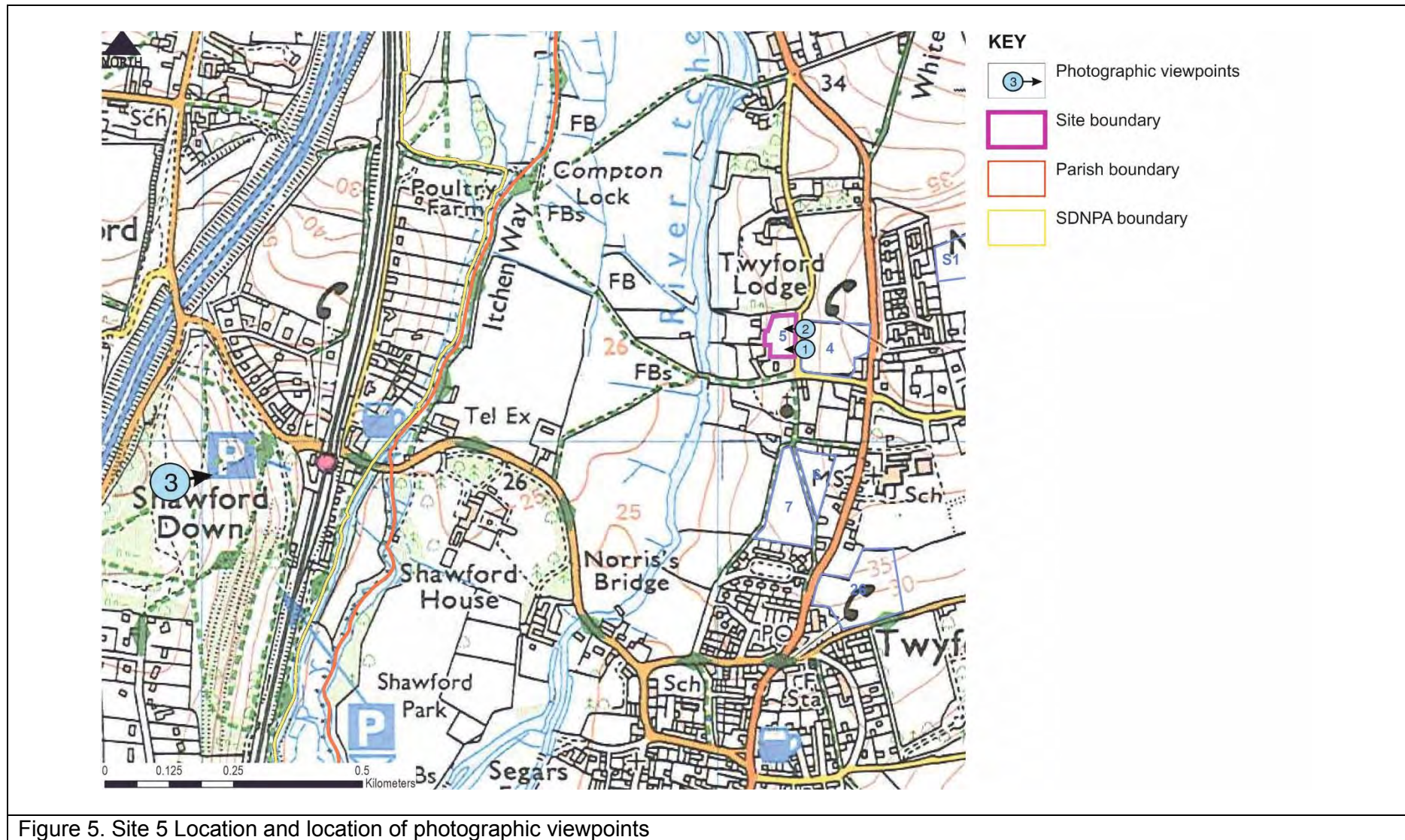
5. Landscape Value:

- Site is within South Downs National Park
- Site is within Twyford Conservation Area
- Site forms part of the setting of several listed buildings

Summary of sensitivity

It is not recommend that site 5 is considered further for housing on landscape and visual grounds. The capacity of the site is constrained by the fact that it falls within a conservation area and contributes to the setting of a number of Listed Buildings. Views across the site to these listed buildings and to parkland features associated with Twyford Lodge can be afforded from public vantage points near the site. The site also contributes to the dispersed settlement pattern of its context as well as demonstrating qualities which relate it to the wider pastoral valley character. Several mature trees within the site provide a further constraint. In addition the area is visible from long distance views from Shawford Down to the west where the dispersed settlement pattern of the site's context can be appreciated.

Site map:



Sites: 6 and 7

South Downs Integrated Landscape Character Assessment (SDILCA):

The site lies within the SDILCA Landscape Character Type: Chalk Valley Systems and Landscape Character Area E4: Itchen Valley for which the key characteristics and requirements are:

Relevant Integrated Key Characteristics from SDILCA LCA E4:

- *Broad, branching valley carved from the chalk downs and indented by dry valleys and coombes to produce smoothly rounded valley sides.*
- *The character area flows through and provides a landscape setting for Winchester. Shallow well drained, calcareous silty soils support intensive arable cultivation on shallow slopes of the valley sides. Pasture and paddocks occur on the valley floor.*
- *Springs, including the main source of the Itchen, south of Cheriton, are located on the chalk.*
- *The clear, chalk river flows in a relatively narrow floodplain in the upper reaches with a wider floodplain south of Winchester. Pasture and paddocks occur on the valley floor*
- *The watercourse and banks of the Itchen are designated as a SAC incorporating a diversity of habitats including the clear alkaline river, fen/marsh/swamp, neutral grassland and pockets of woodland.*
- *Historic features associated with the presence of the River and the Itchen Navigation are apparent today. Remnant features relating to water management and agricultural/industrial use of the river, including fragments of watermeadows, weirs and mill ponds, fish farms, trout lakes, and watercress beds.*
- *Extensive blocks of early enclosure survive throughout the valley. Downstream of Itchen Abbas the landscape is of recent enclosure, comprising regular field systems with very little woodland.*
- *Crossed by the M3 and A roads which interrupt the otherwise tranquil landscape. A sequence of settlements occur along the lower valley sides.*
- *Frequent minor river crossing points are marked by white bridges.*
- *One of the most renowned fly fishing rivers in the world with populations of wild brown and rainbow trout.*

Relevant Land Management / Development Considerations from SDILCA

- *Conserve field and parkland boundaries.*
- *Maintain the nucleated form of villages and avoid extending linear development along roads. Minimise light spill from settlements.*
- *Pay particular attention to the varied nature of views throughout the area [...] in relation change within the Itchen Valley.*
- *Seek to limit further encroachment of suburban influences (such as fencing) around village properties and conserve areas of flint walling which are particularly distinctive features of a number of settlements.*

Twyford Landscape Character Area:

The sites lie within the Twyford Landscape Character Area A – Itchen Valley North for which the relevant key characteristics and sensitivities and key requirements identified in Part 1: Twyford Landscape Character Assessment are:

Key Landscape Characteristics and Sensitivities specific to Twyford Landscape Character Area A

Natural

- The River Itchen: a clear, chalk river flowing through a relatively flat and wide valley with associated water meadows.
- Pasture and paddock fields occur along the valley floor and sloping valley sides.
- Tree belts and hedges provide some enclosure along the valley bottom and adjacent to the settlement edge particularly around Berry Lane and Church Lane.
- Small gently sloping paddocks and pasture fields reach into the settlement, many partly defined by brick or flint wall boundaries, contribute to the village's rural setting
- Mature field and boundary trees often in grounds large houses.

Cultural

- The surrounding natural environment, particularly the river and valley floor landscape, provides an important setting to numerous listed buildings and the conservation area, including the Grade 2* listed church of St Mary.
- The surrounding natural environment, particularly the river and valley floor landscape, provides an important setting to numerous listed buildings and the conservation area, including the Grade 2* listed church of St Mary.
- The listed brick and cast iron Norris's Bridge (dated 1897) is a distinctive historic feature associated with the river. To the north of the bridge what is thought to be one of original fords of Twyford, the other being at the west end of Berry lane near the church.
- Fragments of watermeadows, Hockley Mill, mill stream channel and sluices indicate the former agricultural use of the river.
- Historic ford and bridging points (at Norris' bridge, Segars Lane, Berry Lane between the church and Church Farm and at Hockley Farm).
- Field patterns formed by early enclosure (late medieval and early post-medieval) between Finch's Lane and Berry Lane and recent enclosure (18th-19th century) around Church Lane.
- Area of pre-1800 settlement focused along Shawford Road and around Church Lane.
- Parkland features including walls, gateways and parkland trees
- Narrow lanes often enclosed by walls and hedges and sometimes sunken
- Twyford has a varied historic settlement pattern with a historic distinction between the northern and southern settlement areas. This character area includes the historic core of the northern area around the church which retains a dispersed pattern consisting of mainly large houses in spacious grounds interwoven with small pasture fields.

- Trees, hedgerows and walls within private gardens play an important contribution to landscape character.

Perceptual

- The area has an overriding rural character
- The network of water meadows and has a strong sense of seclusion and tranquillity despite the presence of the nearby M3 motorway with enclosure provided by river side vegetation and vegetation along the settlement edge.
- Tranquillity is somewhat affected by noise and visual intrusions of the M3, B3335 and the flight path.
- The fine grain of the landscape pattern is sensitive to change.

Land Management / Development Considerations specific to Area A

- Conserve field and parkland boundaries and features including hedges, trees and distinctive flint and brick walls. Seek to limit further encroachment of suburban influences (such as fencing) around village properties.
- Conserve distinctive small gently sloping paddocks and pasture fields which reach into the settlement
- Conserve the character of rural lanes
- Considered the varied nature of views throughout the area and panoramic views from the surrounding high ground, particularly from Shawford Down, in relation change within the area.
- Conserve views to the church which is a distinctive landmark
- Conserve the dispersed character of the northern historic core around the church and consider the historic distinction of the northern and southern settlement areas of Twyford.
- Consider the contribution of the landscape character to the setting of heritage assets

Site description:

Sites 6 and 7 lie within the boundary of the South Downs National Park.

Sites 6 and 7 are adjacent to each other, are considered as a single site for the purposes of this study and will be referred to as 'the site'. The Site is formed of 2 sloping pasture fields bisected by a diagonal public footpath and contained to the north, east and south by the settlement. To the north and east lies the loosely developed conservation area and to the south, a post-war housing estate. A private tennis court sits in the north east corner of the site. The western boundary is formed by another public footpath with the Itchen valley beyond. There is a small group of young trees in the north and hedges containing the tennis court and along the western boundary. Stock-proof post and wire fencing separates the paved public footpath which crosses the site.

Photographs:



Photo 1: View south-west from footpath entering site from the north. The open edge of the housing estate to the south is visible and views across site and over valley to Shawford Down are possible to the right.



Photo 2: View north-west from the footpath entering the site. Walking northwards there are attractive views towards the church and across the valley.



Photo 3: View from Shawford Down. The site forms part of the open setting of the conservation area, connecting it with the valley landscape.

1. Visual Sensitivity:

- Overlooked by 2 public footpaths and a number of houses, including within the conservation area to the east
- Largely screened from views from the conservation area to the north
- Views from Shawford Down to the west where the connection between the conservation area and the valley landscape can be appreciated
- Views of the church and to Shawford Down and war memorial could be lost
- Views across characteristic sloping pasture field could be lost

2. Landscape Sensitivity:

- Typical small sloping pasture field reaching into the settlement
- Tranquillity affected by raw edge of housing to the south
- Site forms part of the pastoral setting of the conservation area and part of the historic field pattern and path routes leading to the church evident on the 1840 Tithe map.

4. Relationship of the Site to the Settlement Pattern and Character

- Site forms an important buffer between the dispersed settlement pattern of Twyford's northern historic area and the more modern housing to the south, and helps to maintain the linear character of the conservation area to the east
- Site forms part of the pattern of small sloping pasture fields within the village

7. Relationship of the Site to the Wider Landscape

- The site forms an important link between the conservation area and the wider pastoral valley landscape

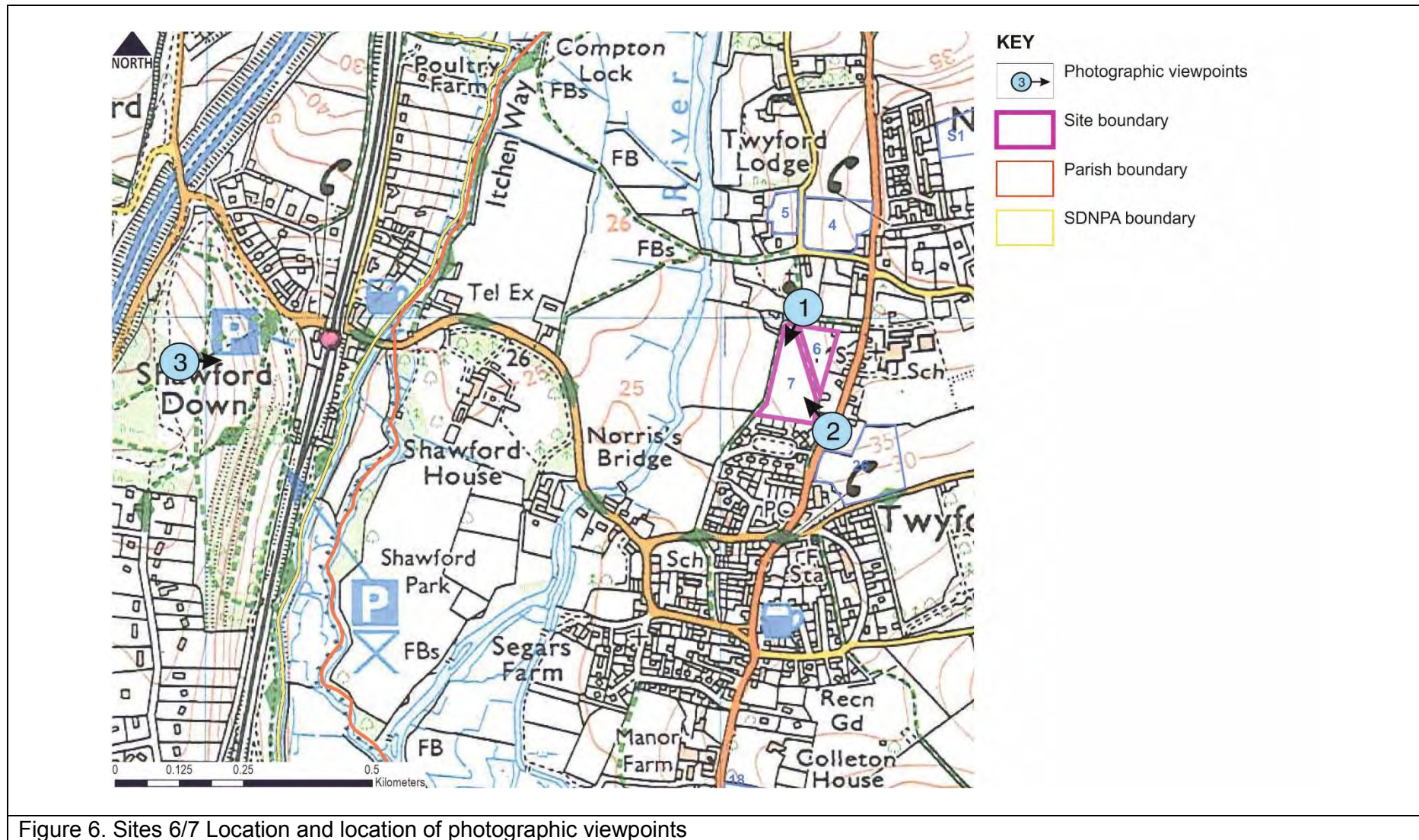
5. Landscape Value:

- Site is within South Downs National Park
- Site is adjacent to Twyford Conservation Area

Summary of sensitivity

It is not recommend that site 6/7 is considered further for housing on landscape and visual grounds. The capacity of site 6/7 is constrained by the fact that it is adjacent to the conservation area, contributing to its dispersed settlement form and separating the northern part from the modern development to the south. The open field is also visible in distant views from Shawford Down, from where it is seen as an important connection between the conservation area and the valley landscape. The site is crossed by a public footpath which is an historic route leading to the church from the south and from which open views across the river valley and towards the church are possible. The site offers an opportunity for creating a village green / open space, which could include tree planting to soften the raw urban edge to the south.

Site map:



Site: 18

South Downs Integrated Landscape Character Assessment (SDILCA):

The site lies within the SDILCA Landscape Character Type: Chalk Valley Systems and Landscape Character Area E4: Itchen Valley for which the key characteristics and requirements are:

Relevant Integrated Key Characteristics from SDILCA LCA E4:

- *Broad, branching valley carved from the chalk downs and indented by dry valleys and coombes to produce smoothly rounded valley sides.*
- *The character area flows through and provides a landscape setting for Winchester. Shallow well drained, calcareous silty soils support intensive arable cultivation on shallow slopes of the valley sides. Pasture and paddocks occur on the valley floor.*
- *Springs, including the main source of the Itchen, south of Cheriton, are located on the chalk.*
- *The clear, chalk river flows in a relatively narrow floodplain in the upper reaches with a wider floodplain south of Winchester. Pasture and paddocks occur on the valley floor*
- *The watercourse and banks of the Itchen are designated as a SAC incorporating a diversity of habitats including the clear alkaline river, fen/marsh/swamp, neutral grassland and pockets of woodland.*
- *Historic features associated with the presence of the River and the Itchen Navigation are apparent today. Remnant features relating to water management and agricultural/industrial use of the river, including fragments of watermeadows, weirs and mill ponds, fish farms, trout lakes, and watercress beds.*
- *Extensive blocks of early enclosure survive throughout the valley. Downstream of Itchen Abbas the landscape is of recent enclosure, comprising regular field systems with very little woodland.*
- *Crossed by the M3 and A roads which interrupt the otherwise tranquil landscape. A sequence of settlements occur along the lower valley sides.*
- *Frequent minor river crossing points are marked by white bridges.*
- *One of the most renowned fly fishing rivers in the world with populations of wild brown and rainbow trout.*

Relevant Land Management / Development Considerations from SDILCA

- *Conserve field and parkland boundaries.*
- *Maintain the nucleated form of villages and avoid extending linear development along roads. Minimise light spill from settlements.*
- *Pay particular attention to the varied nature of views throughout the area [...] in relation change within the Itchen Valley.*
- *Seek to limit further encroachment of suburban influences (such as fencing) around village properties and conserve areas of flint walling which are particularly distinctive features of a number of settlements.*

Twyford Landscape Character Area:

The sites lie within the Twyford Landscape Character Area C – Itchen Valley Slopes for which the relevant key characteristics and sensitivities and key requirements identified in Part 1: Twyford Landscape Character Assessment are:

Key Landscape Characteristics and Sensitivities specific to Twyford Landscape Character Area C

Natural

- The River Itchen: a clear, chalk river flowing through a relatively flat and wide valley with associated water meadows.
- Pasture, paddock and arable fields occur along the sloping valley sides.
- Tree belts and hedges provide some enclosure along the valley sides and adjacent to the settlement edge and around farm buildings
- Mature field and boundary trees often in grounds of large houses.
- Areas of BAP Priority Habitats immediately adjacent: Coastal & Floodplain Grazing Marsh
- Areas of the valley floor and River Itchen immediately adjacent to the character area are designated as SSSI and SAC Sites. SINC at B3354/B335 Main Road junction.
- Valley floor immediately adjacent falls within Flood Zone 3

Cultural

- The surrounding natural environment, particularly the river and valley floor landscape, provides an important setting to numerous listed buildings and the conservation area to the north.
- Designed parkland and formal gardens around Twyford Moors Grade 2* listed building.
- Parkland features including walls, gateways and parkland trees
- Field patterns formed by recent enclosure (18th-19th century).
- Trees, hedgerows within private gardens play an important contribution to landscape character.
- The valley bottom has many historical links to the downland areas to the east
- A number of well used public rights of way cross the area providing access from the village to the downland to the south and east.

Perceptual

- The area has an overriding rural character
- In the western area the adjacent water meadows have a strong sense of seclusion and tranquillity with enclosure provided by boundary and river side vegetation and vegetation along the settlement edge.
- Tranquillity is somewhat affected by noise and visual intrusions of the M3, B3335 and the flight path.

Land Management / Development Considerations specific to Area C

- Conserve field and parkland boundaries and features including hedges, trees and distinctive flint and brick walls. Seek to limit further encroachment of suburban influences (such as fencing) around village properties.
- Conserve distinctive small gently sloping paddocks and pasture fields which reach into the settlement
- Explore opportunities to increase public access to the valley floor linking to the Itchen Navigation.
- Consider incorporating clumps of trees and hedges to soften abrupt modern edges of the village.
- Ensure that any future road upgrades associated with the B3335 are integrated into the rural valley landscape and ensure any signage, kerbs, new/upgraded entrances and lighting are sensitively detailed.
- Conserve the character of rural lanes and tracks
- Avoid extending linear development along roads and minimise light spill.
- Considered the varied nature of views throughout the area and panoramic views from the surrounding high ground, particularly from Shawford Down, in relation change within the area.
- Conserve historic features associated with the presence of the River
- Conserve the dispersed character of the settlement village edge and the character and integrity of historic farmsteads
- Consider the contribution of the landscape character to the setting of heritage assets

Site description:

Site 18 lies within the boundary of the South Downs National Park.

Site 18 is a gently sloping field used as horse paddocks located on the south eastern edge of Twyford, adjacent to the Twyford Conservation Area, with the B3335 forming its western boundary. To the north of the site sits a substantial house in large grounds, within the Twyford Conservation Area, with the core of the village beyond to the north. Opposite the site, west of the B3335 is a small cluster of houses, some recently built. Open countryside abuts the site to the east and south. Mature tree belts surround the site on the western, northern and eastern boundaries, with a tall hedge to the southern boundary. The site has vehicular access off of the B3335 and contains a stable block.

Photographs:



Photo 1: View south-east from the B335.

1. Visual Sensitivity:

- Not widely visible from within the conservation area due to boundary vegetation
- Possible views from recreation ground to the north-east
- Glimpsed views from the B3335 on approach to village
- Some glimpsed views from a small number of houses west of the B3335

2. Landscape Sensitivity:

- Typical small sloping pasture field at the edge of the settlement
- Tranquillity affected by busy B3335
- Site forms part of the rural approach to Twyford from the south

4. Relationship of the Site to the Settlement Pattern and Character

- Site is isolated from the settlement core, separated by loose development at the southern end of the conservation area
- Site could relate to the small cluster of houses west of the B3335

7. Relationship of the Site to the Wider Landscape

- The site forms an important part of the wider valley side landscape, forming a transition between the valley floor and the downland mosaic

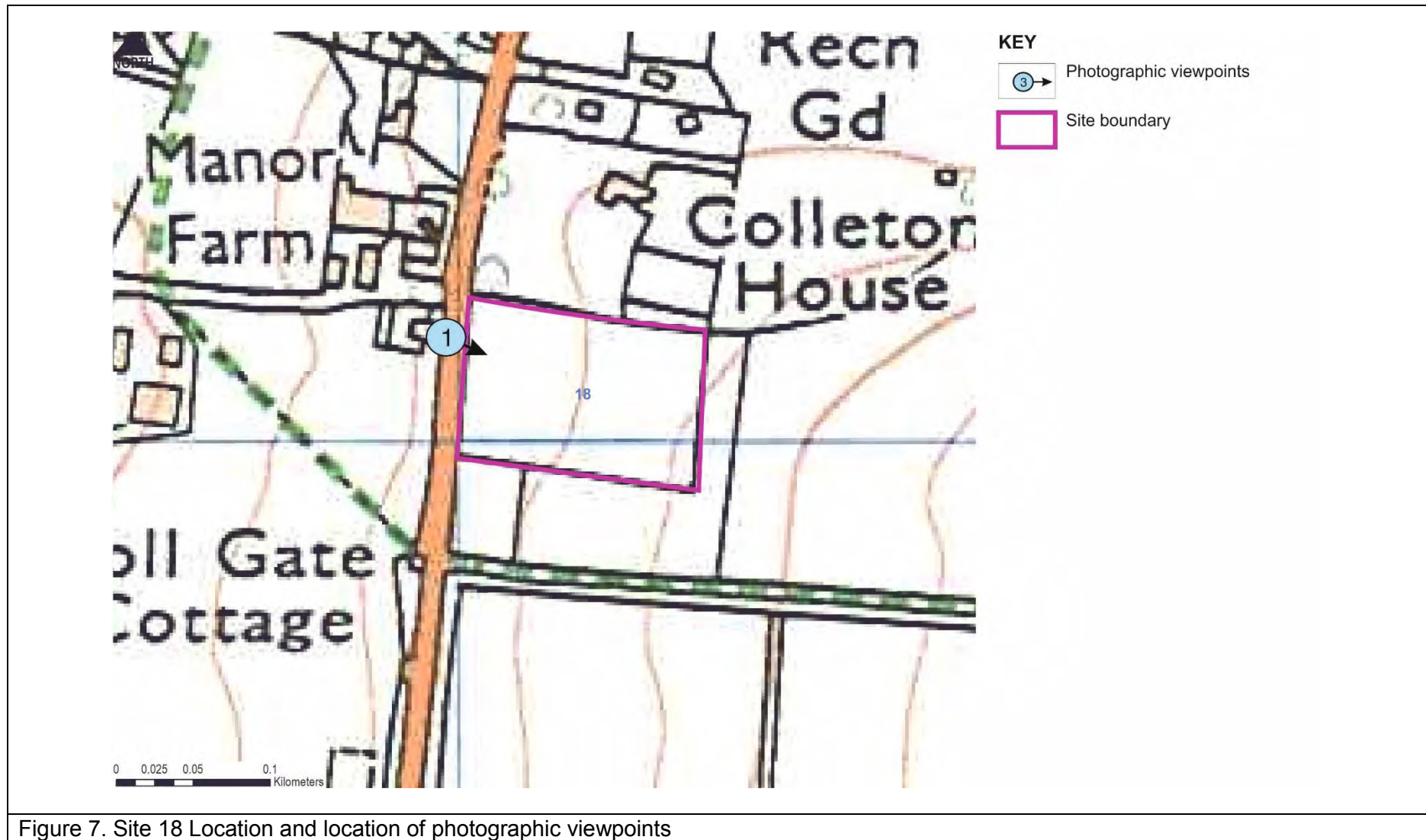
5. Landscape Value:

- Site is within South Downs National Park
- Site is adjacent to the Twyford Conservation Area

Summary of sensitivity

It is not recommended that site 18 is considered further for housing on landscape and visual grounds. The capacity of site 18 is constrained by the fact that it is isolated from the village core, separated from the higher density core of the village by the loose settlement pattern within the southern part of the conservation area. The site contributes to the rural approach to the village from the south and forms an important part of the valley side landscape.

Site map:



Site: 26

South Downs Integrated Landscape Character Assessment (SDILCA):

The site lies within the SDILCA Landscape Character Type: Chalk Valley Systems and Landscape Character Area E4: Itchen Valley for which the key characteristics and requirements are:

Relevant Integrated Key Characteristics from SDILCA LCA E4:

- *Broad, branching valley carved from the chalk downs and indented by dry valleys and coombes to produce smoothly rounded valley sides.*
- *The character area flows through and provides a landscape setting for Winchester. Shallow well drained, calcareous silty soils support intensive arable cultivation on shallow slopes of the valley sides. Pasture and paddocks occur on the valley floor.*
- *Springs, including the main source of the Itchen, south of Cheriton, are located on the chalk.*
- *The clear, chalk river flows in a relatively narrow floodplain in the upper reaches with a wider floodplain south of Winchester. Pasture and paddocks occur on the valley floor*
- *The watercourse and banks of the Itchen are designated as a SAC incorporating a diversity of habitats including the clear alkaline river, fen/marsh/swamp, neutral grassland and pockets of woodland.*
- *Historic features associated with the presence of the River and the Itchen Navigation are apparent today. Remnant features relating to water management and agricultural/industrial use of the river, including fragments of watermeadows, weirs and mill ponds, fish farms, trout lakes, and watercress beds.*
- *Extensive blocks of early enclosure survive throughout the valley. Downstream of Itchen Abbas the landscape is of recent enclosure, comprising regular field systems with very little woodland.*
- *Crossed by the M3 and A roads which interrupt the otherwise tranquil landscape. A sequence of settlements occur along the lower valley sides.*
- *Frequent minor river crossing points are marked by white bridges.*
- *One of the most renowned fly fishing rivers in the world with populations of wild brown and rainbow trout.*

Relevant Land Management / Development Considerations from SDILCA

- *Conserve field and parkland boundaries.*
- *Maintain the nucleated form of villages and avoid extending linear development along roads. Minimise light spill from settlements.*
- *Pay particular attention to the varied nature of views throughout the area [...] in relation change within the Itchen Valley.*
- *Seek to limit further encroachment of suburban influences (such as fencing) around village properties and conserve areas of flint walling which are particularly distinctive features of a number of settlements.*

Twyford Landscape Character Area:

The sites lie within the Twyford Landscape Character Area D – Hazeley Dry Valley for which the relevant key characteristics and sensitivities and key requirements identified in Part 1: Twyford Landscape Character Assessment are:

Key Landscape Characteristics and Sensitivities specific to Twyford Landscape Character Area D

Natural

- Forms the base of a dry valley between Hazeley Down to the north and Cockscomb hill to the south.
- Large to medium sized rolling pasture and paddock fields occur along the valley floor and sides particularly on the south side of Hazeley Road.
- Large open rolling fields arable fields defined by hedgerows
- Occasional blocks of woodland around farm buildings and trees belts along lanes provide enclosure
- Avenue tree planting and parkland planting around Hazeley Down House. Linear topographical features in fields at Hazeley Down House could be historic hedge banks.
- Valley floor falls within Flood Zone 3. Ground water flooding within the dry valley bottom occurs in periods of prolonged rainfall. Presence of a winterbourne stream is indicated by road/house names (e.g. Bourne Lane).
- Twyford Waterworks Meadow and Hazeley Down (at the junction with Mare Lane and Hazeley Road) are SINCS.
- Tree and hedges provide good containment to Twyford's settlement edge

Cultural

- The Twyford Waterworks Scheduled Monument is a prominent landmark
- The surrounding natural environment provides an important setting to numerous listed buildings and the conservation area, including a group of listed buildings at Hazeley Farm (C18) and Twyford School (Late C18 house which became preparatory school in 1809)
- Schedule monuments: Two bowl barrows 200m east of Twyford Pumping Station; Twyford Roman Villa.
- Field patterns formed by recent enclosure (18th-19th century).
- Parkland features around Littlebourne and Hazeley Down House including estate railings and parkland trees
- Narrow lanes often enclosed by tree belts and hedges and sometimes sunken
- Isolated farms with some associated cottages in small groups or in a linear arrangement along roads.
- Some large scale farm buildings occur along Hazeley Road and at the Hazeley Enterprise Park, some well contained by tree planting but others are more exposed.
- Trees and hedgerows within private gardens play an important contribution to the landscape character.
- Numerous public rights of way cross the area. The rights of way provide links to the downland to the north and south and include the Monarch's Way and Pilgrims' Trial long distance paths.

Perceptual

- The area has an overriding rural character becoming more tranquil away from the Hazeley Road
- Tranquillity is somewhat effected by noise intrusions from surrounding roads and the flight path.
- The open character of the valley increases the sensitivity of the area with elements of enclosure provided by tree belts and woodland blocks and vegetation along the settlement edge.

Land Management / Development Considerations specific to Area D

- Conserve field and parkland boundaries and features including hedges and trees. Seek to limit further encroachment of suburban influences (such as fencing) around village properties.
- Conserve distinctive sloping paddocks and pasture fields
- Explore opportunities for the provision of community open space taking advantage of the high amenity value of views across surrounding downland.
- Ensure new development is sympathetically integrated into the surrounding landscape using trees, woodland blocks and hedgerow planting.
- Seek to integrate existing large scale farm/commercial buildings using trees, woodland blocks and hedgerow planting.
- Ensure that any future road upgrades are integrated into the rural valley landscape and ensure any signage, kerbs, new/upgraded entrances and lighting are sensitively detailed.
- Conserve the character of rural lanes
- Conserve the character and integrity of historic farmsteads
- Avoid extending linear development along roads and minimise light spill.
- Considered the varied nature of views throughout the area and panoramic views from the surrounding high ground in relation change within the area.
- Conserve historic features associated with the Twyford Pumping Station
- Encourage the conservation of Schedule monuments through good farming practices
- Conserve views to the Twyford Pumping Station which is a distinctive landmark
- Consider the contribution of the landscape character to the setting of heritage assets

Site description:

Site 26 lies within the boundary of the South Downs National Park.

Site 26 is a sloping arable field, once part of a larger, linear field now partly taken up by sports pitches for the Twyford School. The south-eastern boundary is formed by the Hazeley Road, with the B3335 forming part of the north-western boundary. The village centre car park with

the pharmacy and village hall sit to the south west, parts of which are in the conservation area. The grounds of Twyford School sit to the north and the sports pitches to the east. A hedge forms the southern boundary, with tree belts to the north western and northern edges. The eastern boundary is formed by a post and wire fence, making views along the valley possible. The site has vehicular access off of the Hazeley Road.

Photographs:



Photo 1: View north-west from field gate on the Hazeley Road, and route of Monarch's Way. The pharmacy and village hall buildings are openly visible but otherwise the settlement is largely well vegetated.



Photo 2: View east from car park across the site and along the dry valley running into the village.



Photo 3: Distant view south-west from road leading to the Hazeley Enterprise Park. The village is largely well-vegetated but buildings are visible.

1. Visual Sensitivity:

- Overlooked by 2 public footpaths, including the long-distance Monarch's Way
- Overlooked by a small number of houses, including within the conservation area to the west
- Viewed from public car park and road
- Views along characteristic dry valley could be lost

2. Landscape Sensitivity:

- Part of typical dry valley
- Tree belts to boundaries
- Tranquillity somewhat affected by raw edge of settlement to the south west and presence of sports fields
- The Monarch's Way long-distance footpath runs along the site's southern boundary, on the Hazeley Road

4. Relationship of the Site to the Settlement Pattern and Character

- Development of the whole site would result in the loss of the linear character of the conservation area to the west
- Site forms part of the rural valley approach to the village

7. Relationship of the Site to the Wider Landscape

- The site forms part of the valley landscape, though somewhat separated by the sports pitches to the east

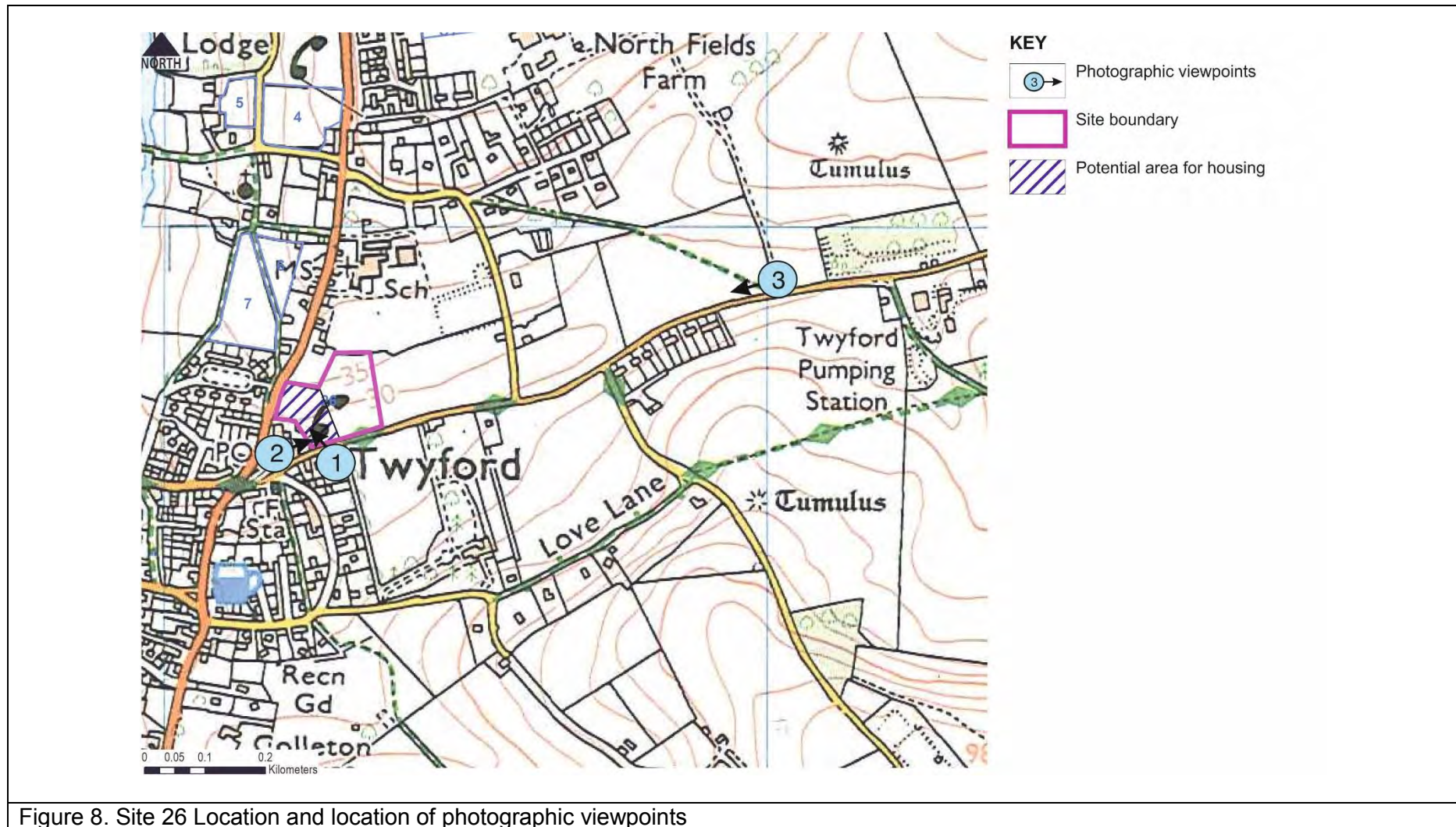
5. Landscape Value:

- Site is within South Downs National Park
- Site is adjacent to the Twyford Conservation Area

Summary of sensitivity

The capacity of site 26 is constrained by the fact that it forms part of the typical valley leading to the village and its development could affect some sensitive views. However, the site has limited capacity for a small number of houses in the western part, lining up the edge of built form with that south of the road (see Figure Site 26), providing this could be achieved without causing further harm to the rural character of the lane and approach to the village. Any development proposals would need to ensure that views along the valley and from within the conservation area are protected and a fully detailed landscape and visual impact assessment would be required to inform the final capacity of the site. Sensitive planting within and at the edge of the development would be needed to replicate the wooded character of the village edge and link to existing hedges, tree belts and woodland.

Site map:



Please refer to summary of sensitivity above for description of landscape recommendations.

Site: S5

South Downs Integrated Landscape Character Assessment (SDILCA):

The site lies within the SDILCA Landscape Character Type: Chalk Valley Systems and Landscape Character Area E4: Itchen Valley for which the key characteristics and requirements are:

Relevant Integrated Key Characteristics from SDILCA LCA E4:

- *Broad, branching valley carved from the chalk downs and indented by dry valleys and coombes to produce smoothly rounded valley sides.*
- *The character area flows through and provides a landscape setting for Winchester. Shallow well drained, calcareous silty soils support intensive arable cultivation on shallow slopes of the valley sides. Pasture and paddocks occur on the valley floor.*
- *Springs, including the main source of the Itchen, south of Cheriton, are located on the chalk.*
- *The clear, chalk river flows in a relatively narrow floodplain in the upper reaches with a wider floodplain south of Winchester. Pasture and paddocks occur on the valley floor*
- *The watercourse and banks of the Itchen are designated as a SAC incorporating a diversity of habitats including the clear alkaline river, fen/marsh/swamp, neutral grassland and pockets of woodland.*
- *Historic features associated with the presence of the River and the Itchen Navigation are apparent today. Remnant features relating to water management and agricultural/industrial use of the river, including fragments of watermeadows, weirs and mill ponds, fish farms, trout lakes, and watercress beds.*
- *Extensive blocks of early enclosure survive throughout the valley. Downstream of Itchen Abbas the landscape is of recent enclosure, comprising regular field systems with very little woodland.*
- *Crossed by the M3 and A roads which interrupt the otherwise tranquil landscape. A sequence of settlements occur along the lower valley sides.*
- *Frequent minor river crossing points are marked by white bridges.*
- *One of the most renowned fly fishing rivers in the world with populations of wild brown and rainbow trout.*

Relevant Land Management / Development Considerations from SDILCA

- *Conserve field and parkland boundaries.*
- *Maintain the nucleated form of villages and avoid extending linear development along roads. Minimise light spill from settlements.*
- *Pay particular attention to the varied nature of views throughout the area [...] in relation change within the Itchen Valley.*
- *Seek to limit further encroachment of suburban influences (such as fencing) around village properties and conserve areas of flint walling which are particularly distinctive features of a number of settlements.*

Twyford Landscape Character Area:

The sites lie within the Twyford Landscape Character Area C – Itchen Valley Slopes for which the relevant key characteristics and sensitivities and key requirements identified in Part 1: Twyford Landscape Character Assessment are:

Key Landscape Characteristics and Sensitivities specific to Twyford Landscape Character Area C

Natural

- The River Itchen: a clear, chalk river flowing through a relatively flat and wide valley with associated water meadows.
- Pasture, paddock and arable fields occur along the sloping valley sides.
- Tree belts and hedges provide some enclosure along the valley sides and adjacent to the settlement edge and around farm buildings
- Mature field and boundary trees often in grounds of large houses.
- Areas of BAP Priority Habitats immediately adjacent: Coastal & Floodplain Grazing Marsh
- Areas of the valley floor and River Itchen immediately adjacent to the character area are designated as SSSI and SAC Sites. SINC at B3354/B335 Main Road junction.
- Valley floor immediately adjacent falls within Flood Zone 3

Cultural

- The surrounding natural environment, particularly the river and valley floor landscape, provides an important setting to numerous listed buildings and the conservation area to the north.
- Designed parkland and formal gardens around Twyford Moors Grade 2* listed building.
- Parkland features including walls, gateways and parkland trees
- Field patterns formed by recent enclosure (18th-19th century).
- Trees, hedgerows within private gardens play an important contribution to landscape character.
- The valley bottom has many historical links to the downland areas to the east
- A number of well used public rights of way cross the area providing access from the village to the downland to the south and east.

Perceptual

- The area has an overriding rural character
- In the western area the adjacent water meadows have a strong sense of seclusion and tranquillity with enclosure provided by boundary and river side vegetation and vegetation along the settlement edge.
- Tranquillity is somewhat affected by noise and visual intrusions of the M3, B3335 and the flight path.

Land Management / Development Considerations specific to Area C

- Conserve field and parkland boundaries and features including hedges, trees and distinctive flint and brick walls. Seek to limit further encroachment of suburban influences (such as fencing) around village properties.
- Conserve distinctive small gently sloping paddocks and pasture fields which reach into the settlement
- Explore opportunities to increase public access to the valley floor linking to the Itchen Navigation.
- Consider incorporating clumps of trees and hedges to soften abrupt modern edges of the village.
- Ensure that any future road upgrades associated with the B3335 are integrated into the rural valley landscape and ensure any signage, kerbs, new/upgraded entrances and lighting are sensitively detailed.
- Conserve the character of rural lanes and tracks
- Avoid extending linear development along roads and minimise light spill.
- Consider the varied nature of views throughout the area and panoramic views from the surrounding high ground, particularly from Shawford Down, in relation change within the area.
- Conserve historic features associated with the presence of the River
- Conserve the dispersed character of the settlement village edge and the character and integrity of historic farmsteads
- Consider the contribution of the landscape character to the setting of heritage assets

Site description:

Site S5 lies within the boundary of the South Downs National Park.

Site S5 is a gently sloping field located on the south-western edge of Twyford, with the B3335 forming its eastern boundary and a public right of way forming its south-western boundary, with open countryside and the water meadows beyond. The north-eastern edge of the site is defined by the gardens of properties on Manor Farm Green. These houses (but not their gardens) are within the Twyford Conservation Area, with the core of the village beyond to the north. The northern boundary of the site is formed by a farm track with vehicular access into the site. Hedges surround the site to the south-western, northern and part of the north-eastern boundaries, with a young tree belt to the eastern boundary and young tree planting on a small triangle of land in the north west of the site, outside of the hedgerow. The site contains rough grass with a pond in the north, some small fruit trees, beehives and a vegetable plot and contains a small wooden, summer-house type building with a seating terrace.

Photographs:



Photo 1: View north from public right of way adjacent to site's south-western boundary. Houses along Manor Farm Green visible.



Photo 2: View north west from B3335 of site's eastern boundary and southern village entrance.



Photo 3: View east from public right of way adjacent to site's western boundary. Buildings along the village edge are screened in this view.



Photo 4: View west across the valley from PRow adjacent to the site.

1. Visual Sensitivity:

- Overlooked by a small number of houses at the southern edge of the conservation area
- Views from adjacent public right of way
- Not widely visible from the road, wider network of public rights of way or the village, including the wider conservation area, nor from the wider SDNP
- Filtered views possible from Shawford Down to the north-west and from the valley

2. Landscape Sensitivity:

- Typical small field at the edge of the settlement, along the sloping valley side
- Tranquillity affected by busy B3335
- Eastern edge of site forms part of the rural approach to Twyford from the south
- Much of site forms the open rural setting to houses within the conservation area

4. Relationship of the Site to the Settlement Pattern and Character

- The site is isolated from the settlement core and development of the site would extend built form beyond the settlement envelope, despite the presence of the isolated Toll Gate Cottage to the south
- Additional development adjacent to the small cluster of houses at Manor Farm Green could extend development beyond the limits of the historic farmstead/manor complex. Manor house farm has historically been the southern extent of the built form of the village
- Development of the site would extend the linear development southwards along the B3335 road and westwards along the farm track

7. Relationship of the Site to the Wider Landscape

- The site forms an important part of the wider valley side landscape, forming a transition between the valley floor and the downland mosaic

5. Landscape Value:

- Site is within South Downs National Park
- Site is adjacent to the Twyford Conservation Area

Summary of sensitivity

It is not recommended that site S5 is considered further for housing on landscape and visual grounds. The capacity of site S5 is constrained by the fact that it is isolated from the settlement core and adjacent to the conservation area and a public right of way. Development on the site could harm the rural approach to the village from the south, extend development beyond the limits of a historic farmstead/manor complex and extend the linear development along the B3335 road and farm track.

Site map:

