

REPORT TITLE: WCC LANDSCAPE CHARACTER ASSESSMENT
SUPPLEMENTARY PLANNING DOCUMENT

9 MARCH 2022

REPORT OF CABINET MEMBER: Cllr Russell Gordon-Smith Cabinet Member for
Built Environment

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WARD(S)/PARISH(ES): ALL

PURPOSE:

This report recommends the adoption of the up-dated Landscape Character Assessment as a Supplementary Planning Document.

Landscape Character Assessments are produced by local authorities to identify and explain the unique combination of elements and features that make landscapes distinctive by mapping and describing character types and areas. They also show how the landscape is perceived, experienced, and valued by people. For these documents to carry as much weight as possible in the planning decision-making process they need to be adopted by the City Council as 'Supplementary Planning Documents' (SPD).

A draft version of the Landscape Character Assessment (LCA) was published for public consultation between 10 January 2022 until 21 February 2022 following agreement by Cabinet on 8th December (CAB3321). This report summarises the comments received following consultation on the draft version of the LCA and recommends adoption of the document in its revised form.

These post consultation revisions are outlined in the schedule of comments and recommended responses in Appendix A and which are included where possible in the post-consultation version presented in Appendix B.

RECOMMENDATIONS:

That Cabinet:

1. Note the public consultation responses as set out in Appendix A.
2. Adopt the proposed Landscape Character Assessment Supplementary Planning Document, as set out within Appendix B, subject to necessary minor amendments.
3. Delegate authority to Strategic Director Place, in consultation with Cabinet Member Built Environment, to make final minor amendments to the Supplementary Planning Document prior to adoption.

IMPLICATIONS:**1 COUNCIL PLAN OUTCOME****1.1 Tackling the Climate Emergency and Creating a Greener District**

The adoption of a Landscape Character Assessment Supplementary Planning Document (LCA SPD) seeks to clearly set out the council's requirements regarding the protection of our heritage and natural environment by safeguarding our district's extensive natural habitats and precious ecosystems through a comprehensive assessment of the character of the district outside of the South Downs National Park.

1.2 Living Well

In adopting a LCA SPD, the City Council will be setting out clear information including key issues relating to the numerous character areas within the district and how development would impact both the immediate and wider landscape. This is of valuable use to both developers seeking to build within the district outside the National Park and council officers assessing the impact of proposed development.

2 FINANCIAL IMPLICATIONS

2.1 The drafting of the proposed LCA SPD has already been funded through the Local Plan budget using both internal and external expertise.

2.2 Subject to the findings of this consultation, and where comments are received which need to be addressed in a revised document, the LCA SPD will then be adopted. There will be no further additional financial burdens arising from its publication.

3 LEGAL AND PROCUREMENT IMPLICATIONS

- 3.1 The Landscape Character Assessment is a supplementary planning document, and therefore a non-statutory plan seeking to protect the natural environment and provide a degree of certainty to developers and council officers assessing the impact of proposed development. Part 2 of the Planning and Compulsory Purchase Act 2004 provides for the preparation of Local Development Documents (LDDs), including those which do not form part of the statutory development plan and are consequently described as Supplementary Planning Documents (SPDs).
- 3.2 The adoption of the Landscape Character Assessment SPD is intended to support the delivery of the council's emerging Local Plan, and will form part of the evidence base, as well as being used to assess planning applications as part of the development management decision making process.
- 3.3 There are no procurement implications as a result of the recommendations in this report.

4 WORKFORCE IMPLICATIONS

- 4.1 The public consultation exercise was delivered from existing resources including the Strategic Planning Service and the Natural Environment and Recreation Team alongside the already commissioned landscape consultancy – The Terra Firma Consultancy Ltd. This was funded from the Local Plan budget.
- 4.2 Once this LCA SPD is adopted, subject to any amendments post consultation, it will become a material consideration when planning applications are decided. Although landscape impact is already assessed as part of development applications, this new LCA SPD provides an up-to-date framework that helps to inform assessment of development proposals at all levels in the district of Winchester and assists developers in conducting a detailed analysis from which bespoke mitigations for their schemes can be offered.
- 4.3 This LCA SPD will therefore assist not add to the workload of officers.

5 PROPERTY AND ASSET IMPLICATIONS

- 5.1 This LCA SPD will affect all new developments, including those undertaken by the City Council. However, it is expected that the council would, as a responsible developer, want to mitigate its own impacts on the landscape in line with the Council Plan and ensure that its schemes respond positively to their setting.

6 CONSULTATION AND COMMUNICATION

- 6.1 The need for the LCA SPD already exists. The current LCA (published 2004) was adopted as a SPD and this updated document should have the same status so it carries the same weight when planning applications are decided.
- 6.2 The draft LCA SPD was delivered by The Terra Firma Consultancy Ltd based upon its experience of delivering similar documents in other local authority areas.
- 6.3 The LCA SPD in Appendix B is the final iteration after various meetings between The Terra Firma Consultancy Ltd, the Natural Environment and Recreation Team, Parish and Ward Councillors (11.8.21) Strategic Planning, Development Management and Cabinet members (21.9.21) which has helped refine the document which was consulted on via the Citizenspace online consultation portal between 10 January 2022 to 21 February 2022. Further publicity regarding the consultation was carried out by including an item in the Parish Connect newsletter, advance email to all parishes and wards alerting them to the consultation and promotion on the city council's website and twitter feeds.
- 6.4 The Council received 14 consultation responses. These responses are captured in Appendix A.
- 6.5 Meetings/presentations held to date:
- A presentation of the LCA was made by The Terra Firma Consultancy Ltd and the Natural Environment and Recreation Team to Parish and Ward Councillors on 11.8.21
 - The LCA was introduced to Cabinet members on 21.9.21
 - The LCA was discussed at the 24.11.21 Local Plan Advisory Group (LPAG) meeting. The following outcomes were agreed:
 - A full copy of the LCA was subsequently sent electronically to members of LPAG
 - All parishes and Town Forum were notified on 10.12.21 via email that a consultation period would be starting on 10th January 2022.
 - It was confirmed to LPAG that the update of the LCA was not just a desktop exercise. Terra Firma Consultancy undertook numerous site visits. This is stated within the LCA (page 6).

7 ENVIRONMENTAL CONSIDERATIONS

- 7.1 This LCA SPD is a vital component in ensuring that the cumulative impact of development on the landscape is fully considered now and in the future. It provides developers with detailed information on the character of the landscape in and around their site, key issues to be mindful of and landscape features that must be considered and protected to ensure the landscape character is not adversely impacted significantly. It is an important document

therefore in the determination of development proposals by the council and when developing its own schemes.

8 **EQUALITY IMPACT ASSESSEMENT**

8.1 The public consultation was undertaken to ensure that all groups within the community had an opportunity to have their say, and to ensure not to and in a manner which encourages equality of opportunity to consult by reaching out to the relevant stakeholders and the public.

8.2 The decision requested in the recommendations of this report is to adopt the LCA SPD which informs all sectors of the community of the landscape characteristics of areas.

8.3 An Equalities Impact Assessment (EqIA) has been undertaken and is appended to this report (Appendix C). The assessment found that adoption of the LCA SPD to bring positive benefits to all sectors of our community.

9 **DATA PROTECTION IMPACT ASSESSMENT**

9.1 Any comments that are submitted will be considered but must include people's name and contact details. The council will publish names and associated representations on its website, but it will not publish personal information such as telephone numbers, postal addresses or email addresses.

9.2 In accordance with the General Data Protection Regulations (GDPR) information will only be kept for the necessary period required. The Council has an updated privacy policy which can be viewed on the website.

10 **RISK MANAGEMENT**

Risk	Mitigation	Opportunities
<i>Financial Exposure</i> <i>The delivery of the consultation will be from existing staff resources.</i>	None required	
<i>Exposure to challenge</i> <i>That the adoption of the LCA SPD consultation will be subject to legal challenge.</i>	The correct procedures leading to adoption of the SPD have been followed leading to a robust document which should minimise the risk of successful challenge.	
<i>Innovation</i> N/A	N/A	N/A
<i>Reputation</i>		

<i>That failure to adopt a new LCA SPD could lead to the importance of landscape matters in the decision-making process for development proposals reducing over time</i>	The Winchester district remains an attractive place to live and work and this will be supported by the LCA SPD which will help to maintain high environmental standards for the future when development proposals are determined.	In adopting this LCA SPD Winchester will be one of the few authorities that has ensured its LCA is kept up to date.
Achievement of outcome N/A	N/A	N/A
Property N/A	N/A	N/A
Community Support <i>That the adoption of the LCA SPD is not supported.</i>	The public consultation process allowed officers to understand and consider the various stakeholder interests and responses and these can be addressed as appropriate in the final document. These will have been included in Appendix A.	To work with stakeholders to assist in the delivery of a workable LCA SPD which still delivers an assessment of the district's landscape character following the methodology guidelines published by Natural England in 2014
Timescales N/A	N/A	N/A
Project capacity <i>That staff capacity is insufficient to deliver the consultation and final document for adoption in a timely fashion.</i>	Sufficient resources to be provided by Strategic Planning, Natural Environment and Recreation and the commissioned landscape consultancy	
Other N/A	N/A	N/A

11 SUPPORTING INFORMATION

Background

- 11.1 Winchester District Council currently has an adopted Landscape Character Assessment (2004) which is used frequently in providing detailed landscape

responses to planning applications and in supporting the local plan with landscape sensitivity assessments of the allocated sites (SHELAA). Although still a sound document it now needs to reflect changes in the landscape because of the implementation of the Major Development Areas and the creation of the South Downs National Park (SDNP) which have taken place over the last 17 years.

- 11.2 The LCA SPD as set out in Appendix B, is the culmination of Terra Firma's work supported by the Natural Environment and Recreation Team, Development Management, Strategic Planning and relevant Cabinet members in an effort to ensure that the LCA SPD will provide sound landscape character evidence to support both the existing and emerging Local Plan and development management in their assessment of planning applications, appeals and enforcement cases.

Details of Proposal

- 11.3 A Landscape Character Assessment is a document which is used to inform policy development, including local, neighbourhood, community or parish plans, and place-making documents as well as decision making on development proposals. It contains information and guidance on green infrastructure plans and strategies, waterways strategies, design briefs, project design and master planning, landscape impact and visual impact assessments (often as part of an Environmental Impact Assessment). It can assist with sensitivity and capacity studies too and landscape designations including National Park and Area of Outstanding Natural Beauty.
- 11.4 The LCA needs updating as the current version, although still a sound and well used document, does not consider changes in the district's landscape which have occurred over the last 17 years that affects character such as the building out of Major Development Areas (MDAs) allocated in the adopted Local Plan, renewable energy developments e.g. solar farms and the creation of the SDNP. These must be reflected in the updated LCA and where necessary character areas amended.
- 11.5 The LCA SPD will provide supporting evidence and documentation for both the new Local Plan and for use in providing planning responses and determination of development proposals being considered under the existing plan.
- 11.6 The LCA SPD supplements Local Plan policies CP7, CP15 and CP18-20 and is intended to provide developers and planners with an understanding of the landscape character areas and types within the district in order that landscape impacts can be comprehensively assessed, and impact of development schemes mitigated for if necessary. It adopts a practical and proportionate approach which doesn't present unnecessary burdens upon developers that may delay the planning application decision making process. Indeed, it should help to facilitate timely decision making

- 11.7 It is designed to be a document which is easily understandable for both developers and planning officers and which complements the current planning process and Local Plan policies that deal with landscape character. The LCA SPD will potentially need to be updated again when the new Local Plan is adopted in 2024.
- 12.8 The methodology being used to update the Landscape Character Assessment is the October 2014 methodology developed by Natural England – [An approach to Landscape Character Assessment so is consistent with national guidance.](#)
- 12.9 All developments within the district outside the SDNP must review and assess the LCA SPD as part of their submissions.
- 12.10 Where a development is found to have a significant effect on the landscape character then it will only be permitted if suitable and sufficient mitigation is provided as part of the development proposal.
- 12.11 The consultation for the adoption of the LCA as an SPD was held between 10th January and 21st February 2022 via CitizenSpace. It was advertised in the Parish Connect, all parishes and wards were emailed prior to the start to advise of the up-and-coming consultation and the Local Plan database was used to advise members of the public and statutory consultees of the online consultation. A paper version was made available in the city office reception.
- 14 comments were received as shown in Appendix A with minor points to be incorporated

Conclusion

- 12.12 It is considered that the LCA SPD builds on the policies in the adopted Local Plan and provides a robust approach intended to mitigate pressures on changes to the landscape character arising from future developments and will also help to support the development of policies in the new plan.

13 OTHER OPTIONS CONSIDERED AND REJECTED

- 13.1 The option of updating the existing Landscape Character Assessment, but not affording it the additional planning weight that a SPD would provide, was an option considered. This was rejected as LCAs are vital in informing planning decisions and more weight can be given to a new document which has been through the SPD process before being formally adopted by the council.

GLOSSARY OF ACRONYMS

The following provides a short glossary of acronyms used in this report:

LCA SPD	Landscape Character Assessment Supplementary Planning Document. The planning document used for public consultation.
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BACKGROUND DOCUMENTS:

- [Landscape Character Assessment \(2004\)](#)

Other Background Documents:

- Previous Cabinet Report – [8.12.21](#)

APPENDICES:

- Appendix A (See attached) Schedule of comments and recommended responses from consultation. This has been fully updated and the recommended changes will be incorporated in the final version of the LCA to be published by end of March 2022.
- Appendix B [Landscape Character Assessment Supplementary Planning Document \(2021\)](#) Document and Appendices can be found at bottom of webpage
- Appendix C (See attached) Equality Impact Assessment (EqIA)

APPENDIX A:**Landscape Character Assessment Summary of responses received to draft LCA and recommended amendments**

	Comments and name of statutory consultees where known	Recommended Response
1.	<p>Newtown & Soberton Community Group (response extracted from email 5.1.22 prior to start of consultation period)</p> <ul style="list-style-type: none"> • Pg 89: Newtown and the surrounding land should be marked as Clay River Valley as there are a number of properties that the river flows through: The Grange, Flintstones, Meadowbrook, Otterton, Claverton, Brookside, Mossleigh to mention those on Church Road and Ingoldfield Lane and then there are two properties further downstream at Martin's Corner. • Figure 11: Non-inclusion of the village Newtown. • Pg 217: Looking at the key issues for the Forest of Bere Lowlands on the subject of artificial light, the impact of this on the SDNP should be recognised, (especially in Ingoldfield lane and surrounding area not just Dradfield Lane but also the many floodlit horse training arenas which appear to be springing up everywhere.) • There is no reference to the community of HoeGate other than the reference of HoeGate Common • There should be reference to the importance of natural ponds in both the areas Forest of Bere Lowlands and Upper Meon Valley areas of which there are many so large and others that are seasonal. Soberton Heath Pond is an important character and feature of the community. • Pg 215: No mention of Newtown this is a 	<ul style="list-style-type: none"> • Recommended Change – None The current LCA assessed Wickham as the only settlement that belongs in the Clay River Valley Settlement Type. Newtown lies adjacent to SDNP which assess the character around Newtown as Wooded Claylands, Downland and Chalk Valley Systems • Recommended Change – None Newtown is included on Figure 11 • Pg 207: Recommended Change – Insert comment about potential to impact the SDNP • Recommended Change - None Hoegate Common is mentioned as it is a SINC. Not every community has been identified by name • Recommended Change - Insert reference to natural ponds in the 2 areas identified LCA18 and LCA16

	<p>separate village should be referenced. It is in the river valley of the Wallington with a network of ditches that all feed into the river. The road frontage development as a character and the open views across the low-lying landscape everywhere.)</p> <ul style="list-style-type: none"> Regarding hedges and wildlife, a further point of concern is the unregulated replacement or duplication of hedges by panel fencing effecting character of the settlements and the migration of wildlife. 	<ul style="list-style-type: none"> Pg 205: Recommended Change - Insert Newtown to settlements paragraph Pg 207: Recommended Change - Insert this point as a key issue
<p>2.</p>	<ul style="list-style-type: none"> Try hard to resist building on the green fields 	
<p>3.</p>	<ul style="list-style-type: none"> It is acknowledged that the aim of the Landscape Character Assessment Supplementary Planning Document (SPD) is to promote regard for the landscape and to ensure new development makes a positive contribution to the landscape, including its key characteristics and features in which it is located. It should also be acknowledged that protecting these features in future developments also delivers Public Health benefit, from providing access to green and blue space, opportunities for physical activity, leisure and active travel. Where future Design Guides or SPD's for localities described in the Landscape Character Assessment SPD are created then these should extend beyond the physical appearance of buildings and materials and beyond baseline compliance with the Local Plan but set expectations for opportunities to protect and enhance Public Health. For example, Planners should promote, and developers should seek to achieve, greater connectivity between and within communities, to promote active travel and leisure, and to mitigate developmental impacts on matters such as local air quality and Climate Change impacts on the health of communities and the integrity of landscapes identified in this SPD. 	<ul style="list-style-type: none"> Recommended Change – To add wording on health and well-being to intro and/or expand on existing wording
<p>4.</p>	<ul style="list-style-type: none"> "I would like to put forward 2 arable fields for special recognition. These are on Springvale Road in Kings Worthy, opposite the bottom of Nations Hill, & bisected by the road to Woodhams Farm. I believe these to be significant to the character of Kings Worthy. The fields have long been a place of recreation for local people, dog walkers, 	<ul style="list-style-type: none"> Recommended Change – None KWPC to consider inclusion in Village Design Statement/ Neighbourhood Plan

	<p>walkers, runners, cyclists, horse riders, & even the toddlers at the Woodhams Farm nursery.</p> <p>More importantly though is the special character they give to Kings Worthy. The feeling you get travelling down Nations Hill looking into the fields, it really feels that you are in a semi-rural environment. They are the last remaining bit of countryside in Kings Worthy that gives it that character. Even if you don't live in their immediate vicinity, anyone passing by them I'm sure picks up on that feeling.</p> <p>If these fields were ever developed it would be a huge blow to a large number of people & seriously change the character of Kings Worthy forever. Without them Kings Worthy would be just another residential satellite of Winchester.</p>	
<p>5.</p>	<p>National Highways England (response via email 14.2.22)</p> <ul style="list-style-type: none"> • National Highways has been appointed by the Secretary of State for Transport as strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the strategic road network (SRN). The SRN is a critical national asset and as such National Highways works to ensure that it operates and is managed in the public interest, both in respect of current activities and needs as well as in providing effective stewardship of its long-term operation and integrity. • We will therefore be concerned with proposals that have the potential to impact the safe and efficient operation of the SRN, in this case the A34 and M3 motorway. • We have reviewed this consultations and associated documents and have 'No Comments'. • However, please continue to consult National Highways on the matters relating to Winchester City Council's Local Plan. 	
<p>6.</p>	<ul style="list-style-type: none"> • The description of the landscape around Olivers Battery. The area towards the City below Yew tree Hill is not identified as a specific open space. It is a key area with many positive features for the population but its present value and role has been ignored. 	<ul style="list-style-type: none"> • Recommended Change – None Area is identified as Hursley Scarplands (LCA) Chalk and Clay Farmland (LCT)

	<ul style="list-style-type: none"> • The fields have long been a place of recreation for local people, dog walkers, walkers, runners, cyclists, horse riders, & even the toddlers at the Woodhams Farm nursery. • More importantly though is the special character they give to Kings Worthy. The feeling you get travelling down Nations Hill looking into the fields, it really feels that you are in a semi-rural environment. They are the last remaining bit of countryside in Kings Worthy that gives it that character. Even if you don't live in their immediate vicinity, anyone passing by them I'm sure picks up on that feeling. • If these fields were ever developed it would be a huge blow to a large number of people & seriously change the character of Kings Worthy forever. Without them Kings Worthy would be just another residential satellite of Winchester. • The area north of Yew Hill has a tumuli . There is an SSSI. <ul style="list-style-type: none"> • The area north of Yew Hill is designated An Area of Community Value due not only to the actual features: chalk down land, ancient foodpaths, Yew Hill natural environment, the previous Hill Fort and Roman roads now part of the Water Works, the field system and ancient paths, the evidence of past civilizations are illustrated in miniature in this part of the landscape, the tumuli , yew paths, orchid fostering grasslands and wide Hampshire views. The importance of the wide biodiversity of this area should be emphasised. • These aspects are not given any prominence within the review . This part is not in the Hursley scarplands but adjoins them and forms a natural barrier at present from the City and Southampton (including 	<ul style="list-style-type: none"> • Recommended Change – None There is a tumuli but mapping does not indicate any SSSIs. This area is within a SSSI Impact Risk Zone but not directly an SSSI. There are SINCs non-statutory designation by HCC. These are recorded in the LCA • Recommended Change – None These features are noted in the Key Characteristics or Key Issues • Recommended Change – None • The LCA update was not to re- define areas unless development had changed their
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	<p>the M3).</p> <ul style="list-style-type: none"> The Governments plans to plant trees should have resulted in key areas of planting in Hampshire to be identified/discussed/allocated as part of this plan. 	<p>landscape character considerably. This area adjoins the Townscape of Winchester (WIN11k), an assessment undertaken by HCC where a quality noted is <i>good access and connectivity, particularly to open countryside</i></p> <ul style="list-style-type: none"> Recommended Change - None This document is not an action plan. It is an assessment of the landscape character
<p>7.</p>	<p>Soberton Parish Council (response via email 17.2.22)</p> <ul style="list-style-type: none"> Generally, SPC feel the document is clear and the selected landscape character areas are logical. The accompanying text is primarily fairly descriptive and clearly could be developed in its detail locally. The Parish Council comments centre on the Landscape Area Boundaries shown on Figure 30 – LCA18 Forest of Bere Lowlands. The southern boundary of the Pasture Woodland Heath Associated as shown on Fig. 30 should be drawn along Liberty Road as this defines the edge of the plateau of former heathland. Liberty road is on the crest of the landform and the landscape falls away and is part of the Mixed Farmland and Woodland category. The eastern boundary of the Pasture Woodland Heath Associated area as shown on Fig. 30 should extend to the east to meet the South Downs National Park boundary and the chalk downland (defined as the Hambledon Downs). The northern boundary of the Pasture Woodland Heath Associated as shown on Fig. 30 should extend north to include Chapel Road which would again border the chalk downland. Historically the areas to the north and east we propose to be included as Pasture Woodland Heath Associated were former heath and part of the plateau. The extended 	<ul style="list-style-type: none"> Recommended Change – None The LCTs have been further reviewed and found to be representative of the landscape types. The suggested boundary change around Soberton is difficult to justify based on the evidence available. Neither the Historic Landscape Characterisation nor historic mapping provide clarity over where heathland used to be and there is insufficient detailed geology to tell where that changes from chalk or clay to gravel which would support heathland. The topography in the 3 LCTs is fairly similar,

	<p>boundary includes most of Soberton Heath which is seen as a single landscape character area.</p> <p>Soberton Parish Council attach a mark-up of fig 30 which shows the amendments proposed to the south, east and northern boundaries of the Pasture Woodland Heath Associated area indicated as pink on fig. 30 of the consultation draft.</p>	<p>with the clay and chalk farmland located on the higher ground to the north. The whole area is undulating to different degrees. The land use is mostly grazing with little arable and the scale is pretty similar as well. As is often the case there are no clear cut boundaries between one landscape type and another, with areas of transition between. It is recommended therefore that if the Parish wishes to amend types they should use the WCC LCT boundaries and sub-divide. Crating character areas that span the WCC and SDNP boundaries though could become confusing.</p>
<p>8.</p>	<ul style="list-style-type: none"> • This is an excellent document which includes important issues that need policies in the local plan which address all the declines and weaknesses in the ecology of the rural areas. • It will be important to arrange for the monitoring of the actions to ensure they are implemented. 	
<p>9.</p>	<ul style="list-style-type: none"> • LCA4 - the fields (open arable) to the southern tip of the Wonston Downs are a key relief from the urban landscape of kings Worthy and Winchester, being a welcoming view as one comes down Nation's Hill. It provides a vaulable resource for dog walkers, horse riders and the people of Kings Worthy to relax and enjoy themselves in an almost rural setting. There is already a lot of building going on at the "top field" site in Kings Worthy. Further infill would detract from the chatracter of the Wonston Downs, Headbourne Worthy and Kings Worthy. Given the propensity for flooding along Springvale road it would be sensible to keep buidling in the area to a minimum to maximise drainage and to keep the rural 	

	<p>character and the farmland that supports a wide and varied wildlife distribution.</p>	
10.	<ul style="list-style-type: none"> • Page 191 - We would suggest a change of title to adjacent to Colden Common Park Recreation ground. The other recreation ground we have on Main Road is generally called The Recreation Ground and has a similar view so its a bit confusing. 	<ul style="list-style-type: none"> • Recommended Change – To amend name of recreation ground
11.	<ul style="list-style-type: none"> • LCA1 P105 Land degradation can be reversed over time with the correct landscape and farming policies, increasing biodiversity will help but a shift to organics will restore goodness to the land and soil structures, Tree planting in sensitive landscape zones with indigenous tree species should replace injurious species which should be grubbed up. • Extending the South Downs National Park further west should become part of the sustainable landscape strategy and be a priority in the light of developer led pressures impacting the environment • References to bird species - include the skylark and its habitat P105 issues • include large scale developer led proposals are a threat to rural landscape. the existing green belt buffer south of Oliver's Battery is critical to avoiding one massive conurbation extending further from Southampton/Chandlersford. • ALL green fields should be protected in line with government's environmental policies including re-wilding. Farm land should also be retained, without exception in order to deliver food security. • Where inner city/towns and villages have community space these should be enhanced and community gardens encouraged BUT THE EXISTING VILLAGE LANDSCAPE MUST BE PROTECTED 	<ul style="list-style-type: none"> • Recommended Change – None This is a discussion to be had with SDNP. • Recommended Change – None Key issues note declining farmland birds. The LCA does not specify bird species just group type. WCC Biodiversity Action Plan refers to bird species including the skylark • Recommended Change – None No amendments to be made to the LCA. Refer to other evidence base being produced for Local Plan • Recommended Change – None Detailed assessment could be set out in Neighbourhood Plans/Village Design Statements • Recommended Change – None Detailed assessment could be set out in Neighbourhood Plans/Village Design Statements

	<ul style="list-style-type: none"> • The areas north and south and south west of Winchester should never be allowed or included in any local plan for development, as this would ruin the character of the landscape generally and provide a blot on the landscape. • The arterial roads into Winchester cannot cope with any large developments and this fact, as new development would be heavily car dependent, has not been made clear enough. Also, development other than brown field sites, would increase light and carbon and noise pollution generally affecting sensitive buildings and existing landscape environments, impacting wildlife in all respects. • I suspect that Southern Water could not cope with further development on a large scale, already they are criticised for river and sea pollution. Ground water flooding is a problem in Hursley village and other locations evidencing that increased development would lead to increased risk. 	<ul style="list-style-type: none"> • Recommended Change – None Detailed assessment could be set out in Neighbourhood Plans/Village Design Statements • Recommended Change – None Detailed assessment could be set out in Neighbourhood Plans/Village Design Statements
<p>12</p>	<p>Lichfields & Partners Ltd (Response submitted in relation to a SHELAA site) These consider in particular the Landscape Character Areas (LCAs), LCA6 (North Dever Downs) and LCA7 (Stratton Woodlands).</p> <ul style="list-style-type: none"> • Our representations consider the remote rural character of LCA6 North Dever Downs is overstated given the proximity of the M3 motorway and the A33 trunk road and that the influence of these urbanising features should be acknowledged and the impact that the arising noise has on the LCA as a whole. <p>Further, the Landscape Character Assessment should identify the potential for sensitively located development parcels within LCA6 and LCA7, including the opportunity to deliver associated green and blue infrastructure, along with the potential to enhance permeability in these areas through the introduction of better links to the existing Public Rights of Way (PRoW) Network.</p>	<ul style="list-style-type: none"> • Recommended Change – None Key Characteristics state: <i>Remote, rural character, although the A303 and railway detract from this to the north of the area.</i> Key characteristics of value and sensitivities state: <i>An area with a remote rural character, with a gently rolling landform with long, open panoramic views to semi wooded horizons</i> To expand, the LCA acknowledges that the A303 and railway detract from the remote rural character. Due to

		<p>the strength of character of this LCA , in particular the rolling landform, high hedgerows, single track roads, lack of settlements, historic drove roads, dark skies etc, alongside the A303 being well screened the majority of the route, the LCA6 overall retains a remote rural character. Also with regard to the railway line, as the trains are not constant and are not visible in views, due to the age of the trainline and in particular the adjacent mature wooded embankments, this does not also significantly impact on the remote character of LCA6</p>
<p>13.</p>	<p>Terence O'Rourke on behalf of BSP (Response submitted in relation to a SHELAA site) In light of the opportunity at Land north of Rareridge Lane, Bishop's Waltham, particular consideration has been made to Landscape Character Area 15, South Winchester Downs.</p> <ul style="list-style-type: none"> • BSP support the aspiration of the character area to conserve and promote the use of local building materials such as brick, flint, weatherboard, thatch and slate. It is a key part of BSP's vision for the opportunity at Land north of Rareridge Lane to both respect and respond to the prevailing local materials in its role as a natural extension to Bishop's Waltham. • Similarly, BSP support the ambition of the character area to integrate new development with the surrounding rural landscape through appropriate siting and the use of locally indigenous planting. The opportunity at Land north of Rareridge Lane has a unique position as the interface between the existing settlement of Bishop's Waltham and the National Park. The vision for this area therefore incorporates provision of a natural buffer which will 	

	<p>further enhance and complement the setting of the National Park where presently it directly adjoins rear gardens. This includes the aspiration to use indigenous planting and appropriate siting of development.</p> <ul style="list-style-type: none"> • BSP acknowledge that there are a range of issues to be considered which may inform management of the South Winchester Downs Landscape Character Area. Notwithstanding, many of what are termed as key issues equally provide opportunities for sensitive enhancement and improvement. For example, a key issue cited is 'further expansion of Colden Common and Bishop's Waltham, particularly extending to the higher grounds towards the SDNP.' Well managed and self-contained expansion, such as that proposed at Land north of Rareridge Lane, provides the opportunity to enhance the setting of the National Park through provision of a sensitively designed landscape buffer with appropriate indigenous planting. The site in its current form is categorised as Grade 4 – Poor Agricultural Land, and is equally not subject to any environmental designations (other than being located within a nitrate vulnerable zone). Consequently, expansion which is well sited, sensitively designed to integrate with its surroundings and provide a defined natural buffer to the National Park can be considered as much as an opportunity as a key issue in this context. • BSP recognise that the South Winchester Downs Landscape Character Area comprises many characteristics of value and sensitivity. Furthermore, BSP support the ambition for any proposals within the character area to be sensitively designed to respond to these. In defining these key characteristics however, it is important to ensure these do not preclude opportunities to further improve and enhance the setting of the character area, as well as supporting growth in the most sustainable locations adjacent to existing settlements. • Whilst it is acknowledged that there are some long views south from the higher ground, it is also highlighted that in the context of the opportunity at Land north of Rareridge Lane, the site is seen against the 	
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	<p>backdrop of the existing town. Self contained and natural extensions to the existing settlement of Bishop’s Waltham therefore should be supported over isolated development in the countryside, and will help preserve this characteristic of the character area.</p> <ul style="list-style-type: none"> • In addition, where it is outlined that <i>‘the eastern / northern edges of Colden Common / Bishop’s Waltham are generally well integrated into the landscape, screened by the topography and mature trees’</i> it is emphasised that this should not necessarily preclude sensitively designed development opportunities coming forward, particularly along the eastern edge of Bishop’s Waltham. Development which is self-contained and acts as a natural buffer to the National Park, such as that proposed at Land north of Rareridge Lane, provides the opportunity to both preserve and enhance the settlement edge, and its interface with the National Park. • It is further highlighted that high-quality designed development in sustainable edge of settlement locations should be encouraged where it sensitively responds to the setting of the character area. In progressing a sound supplementary planning document which aligns with Winchester’s Local Plan, it is important that the Landscape Character Area Assessment supports the district’s growth needs and requirements. In particular, paragraph 81 of the National Planning Policy Framework (NPPF) outlines the need for planning policies to be flexible, and responsive to changing needs. • Bishop’s Waltham lies within South Hampshire and is one of the two main settlements within the defined ‘Market Towns and Rural Area’ part of Winchester District. This spatial area covers the 50 smaller settlements outside the settlements of Winchester City, Whitely and Waterlooville. The status of Bishop’s Waltham in the settlement hierarchy reflects its higher level of population, service provision and connections with surrounding communities, that not only generate a range of development needs but also have more opportunities for these to be delivered. • A large part of the district north of Bishop’s 	
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	<p>Waltham is constrained due to its proximity to the South Downs National Park, limiting options to deliver on growth requirements in this sustainable settlement. In broad distributional terms therefore, this position fully supports the allocation of sustainable development opportunities adjacent to the settlement of Bishop’s Waltham, outside of the National Park boundary, in order to maximise opportunities to support the settlement and accommodate some growth – which cannot be distributed/displaced further away from the settlement due to the constraints.</p> <ul style="list-style-type: none"> • Overall therefore, the identification and definition of these character areas should encourage and support sustainable development opportunities which respond sensitively to their setting to come forward. They should not, however, constitute a barrier to the district’s growth requirements, particularly in constrained locations such as Bishop’s Waltham. 	
<p>14.</p>	<p>Natural England (extract from email received shortly after consultation closed 21.2.22)</p> <ul style="list-style-type: none"> • Natural England supports the aims of this Landscape Character Assessment document and agrees with the methodology summarised in appendix 1. Overall this a thorough and well presented evidence base with useful, clearly laid sections that will enable informed decision making and practical landscape management strategies. Please see below for our specific suggestions for amendments to the Landscape Character Assessment. • Designated sites: The section covering designations in Winchester District (page 26) refers to Special Areas of Conservation (SACs). For completeness this should also include Special Protection Areas (SPAs) as the River Hamble is also designated as Solent and Southampton Water Special Protection Area, a small section of which lies within Winchester District. • Additionally, we also advise that it includes reference to SPA functionally linked land which forms part of a network of terrestrial sites located outside of the Solent SPAs boundaries used by SPA species (including qualifying features and assemblage species) as alternative areas for roosting and foraging. These sites support the 	<ul style="list-style-type: none"> • Recommended Change – to include SPAs with reference to the River Hamble • Recommended Change – to incorporate text suggested

	<p>functionality of the designated sites and are therefore protected in this context. Please see the Solent Wader and Brent Goose Strategy (SWBGS) for more information. A small number of these sites are identified within Winchester District along the River Hamble.</p> <ul style="list-style-type: none">• Planning: You may wish to consider including user guidance such as a flowchart which guides users through the LCA document to find the relevant information to guide and inform planning applications, this could be included in an appendix.	<ul style="list-style-type: none">• Recommended Change – None Document is clearly laid out
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APPENDIX C:**Winchester City Council****Equality Impact Assessment (EqIA)**

Directorate: Built Environment	Your Service Area: Economy and Community	Team: Natural Environment and Recreation	Officer responsible for this assessment: Katie Morgans	Date of assessment: 4.2.22
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	Question	Please provide details		
1	What is the name of the policy or project that is being assessed?	Landscape Character Assessment update		
2	Is this a new or existing policy?	Update to existing		
3	Briefly describe the aim and purpose of this work.	To update existing LCA		
4	What are the associated objectives of this work?	To update and take into account changes in the landscape over the past 18 years		
5	Who is intended to benefit from this work and in what way?	Residents, developers, officers assessing and working on developments		
6	What are the outcomes sought from this work?	Update of LCA and evidence for local plan		
7	What factors/forces could contribute or detract from the outcomes?	None		
8	Who are the key individuals and organisations responsible for the implementation of this work?	WCC and the Terra Firma Consultancy Ltd		
9	Who implements the policy or project and who or what is responsible for it?	Officers across the city council involvement in planning		
		Please select your answer in bold . Please provide detail here.		
10a	Could the policy or project have the potential to affect individuals or communities on the basis of race differently in a negative way?	Y	N	
10b	What existing evidence (either presumed or otherwise) do you have for this?	The assessment does not differentiate on the basis of race in any way		
11a	Could the policy or project have the potential to affect individuals or communities on the basis of sex differently in a negative way?	Y	N	
11b	What existing evidence (either presumed or otherwise) do you have	The assessment does not differentiate on the basis of sex in		

	for this?	any way	
12a	<p>Could the policy or project have the potential to affect individuals or communities on the basis of disability differently in a negative way?</p> <p><i>you may wish to consider:</i></p> <ul style="list-style-type: none"> • <i>Physical access</i> • <i>Format of information</i> • <i>Time of interview or consultation event</i> • <i>Personal assistance</i> • <i>Interpreter</i> • <i>Induction loop system</i> • <i>Independent living equipment</i> • <i>Content of interview)</i> 	Y	N
12b	What existing evidence (either presumed or otherwise) do you have for this?	The assessment does not differentiate on the basis of disability in any way	
13a	Could the policy or project have the potential to affect individuals or communities on the basis of sexual orientation differently in a negative way?	Y	N
13b	What existing evidence (either presumed or otherwise) do you have for this?	The assessment does not differentiate on the basis of sexual orientation in any way	
14a	Could the policy or project have the potential to affect individuals on the basis of age differently in a negative way?	Y	N
14b	What existing evidence (either presumed or otherwise) do you have for this?	The assessment does not differentiate on the basis of age in any way	
15a	Could the policy or project have the potential to affect individuals or communities on the basis of religious belief differently in a negative way?	Y	N
15b	What existing evidence (either presumed or otherwise) do you have for this?	The assessment does not differentiate on the basis of religion in any way	
16a	Could this policy or project have the potential to affect individuals on the basis of gender reassignment differently in a negative way?	Y	N
16b	What existing evidence (either presumed or otherwise) do you have for this?	The assessment does not differentiate on the basis of gender in any way	

17a	Could this policy or project have the potential to affect individuals on the basis of marriage and civil partnership differently in a negative way?	Y	N	
17b	What existing evidence (either presumed or otherwise) do you have for this?	The assessment does not differentiate on the basis of marriage and civil partnership in any way		
18a	Could this policy or project have the potential to affect individuals on the basis of pregnancy and maternity differently in a negative way?	Y	N	
18b	What existing evidence (either presumed or otherwise) do you have for this?	The assessment does not differentiate on the basis of pregnancy and maternity in any way		
19	Could any negative impacts that you identified in questions 10a to 15b create the potential for the policy to discriminate against certain groups on the basis of protected characteristics?	Y	N	No negative impacts identified
20	Can this negative impact be justified on the grounds of promoting equality of opportunity for certain groups on the basis of protected characteristics? Please provide your answer opposite against the relevant protected characteristic.	Y	N	Race: Sex: Disability: Sexual orientation: Age: Gender reassignment: Pregnancy and maternity: Marriage and civil partnership: Religious belief:
21	How will you mitigate any potential discrimination that may be brought about by your policy or project that you have identified above?	No potential discriminations identified		
22	Do any negative impacts that you have identified above impact on your service plan?	Y	N	
Signed by completing officer		Katie Morgans		
Signed by Service Lead or Corporate Head of Service		Susan Robbins, Corporate Head of Economy & Community. (4/2/22)		