

**YOUR PLACE  
YOUR PLAN.**  
Winchester District Local Plan

**Winchester District Local Plan 2040**

**Site Selection Paper  
Sutton Scotney**

**August 2024**

## **Introduction**

Sutton Scotney has been identified as an intermediate settlement in the 2022 settlement hierarchy, with a moderate level of services and facilities. In the 2021 Strategic Housing and Economic Land Availability Assessment (SHELAA) there was one site adjacent to the settlement with an estimated capacity of 95 dwellings (WO10) and a smaller site WO06 with a capacity of 8 dwellings. However, the local waste water network has severe issues which has resulted in daily tankering to dispose of waste water. In order to fully understand the problem Officers arranged an online meeting with representatives from Southern Water, the Parish Council Ward members, and the Cabinet Member for Place and the Local Plan to discuss this issue. As there was no certainty regarding a solution to this problem at that time (landowner agreement was being sought for a route of new pipeline) the Regulation 18 Local Plan did not allocate a site for development in or adjacent to Sutton Scotney. Further information is set out in the Development Strategy and Site Selection Background Paper dated November 2022.

## **Site selection**

As part of the public consultation on the Regulation 18 Local Plan another SHELAA site was put forward directly to the south of the settlement (WO11). After the close of the Regulation 18 Local Plan public consultation, a number of discussions took place with Wonston Parish Council, Ward Members, Cabinet Member of Place and the Local Plan and Officers from the city council regarding future development in the settlement. As part of the work on the Infrastructure Delivery Plan discussions were also taking place with Southern Water and Hampshire County Council as Local Lead Flood Authority. Both the Parish Council and the Ward Members expressed their strong reservations about a site being allocated for development in Sutton Scotney due to the problems that they were encountering on a daily basis with sewerage issues.

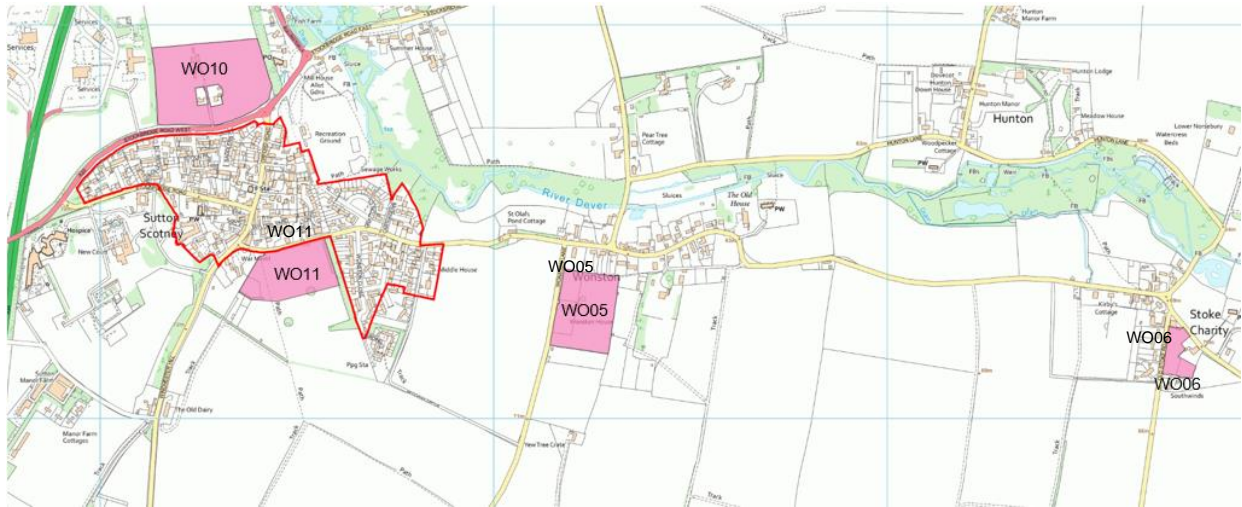
Part of the testing of the distribution of development entailed considering the capacity of infrastructure, and in particular the disposal of waste water. Southern Water has now started the construction of a new pipeline on site between Sutton Scotney and South Wonston which would then link to the Harestock Road Waste Water Treatment Plant in Littleton. The Council is aware that site promoters have also been in discussion with Southern Water, and notes the advice in national planning guidance that local planning authorities should consider if infrastructure constraints can be overcome before ruling out development options. Given that there is a new Southern Water pipeline that is currently under construction and the city council has entered into a Statement of Common Ground with Southern Water, it is considered to be appropriate to allocate a site in Sutton Scotney for development in the Regulation 19 Local Plan. Southern Water has fully accepted that there needs to be further work in South Wonston but this work stream has been identified and work is ongoing to identify what improvements are needed to be made to this infrastructure.

## **Assessment of alternative sites**

There are 4 SHELAA sites located in Wonston Parish, none of which are inside the settlement boundary of Sutton Scotney. They are recorded in the 2023 SHELAA as sites WO01, WO05, WO10 and WO11. WO10 and WO11 are adjacent to the settlement boundary.

WO01 and WO05 is located considerably further away from the settlement than the other 3 sites and has a site capacity of 18 and therefore was not considered a suitable

site due to the 50-60 dwelling housing target for Wonston and did not progress to the next stage of our site selection process.



### SHELAA scoring

WO10 scored GREEN for most constraints but scored AMBER for, Countryside, Archaeology and Accessibility.

WO11 scored GREEN for most constraints but scored AMBER for, Countryside, Accessibility, Flood Zones 2 and 3 and scored RED for Landscape.

### Integrated Impact Assessment

Both remaining sites (WO10 and WO11) progressed to the next stage which included engaging with the parish council and ward members as well as comparing the criteria of the sites scores in the Integrated Impact Assessment. In order to ensure that the two SHELAA sites were assessed on a level playing field the sustainability criteria in Appendix F of the Integrated Impact Assessment (IIA) and information on flooding was used to help inform the site selection process. Full details of these assessments are available in the Integrated Impact Assessment document, but the headline assessments for that which falls within or adjacent to the settlement are set out in the table below. The criteria used, and categorisation of likely impacts is set out in paragraphs 5.3 and 5.4 of the Integrated Impact Assessment.

It is clear from the IIA objective that the site that scores better for development is WO10.

Site Ref.	Parish	Address	Proposed Use	IIA1	IIA2	IIA4	IIA7	IIA8	IIA9	IIA10	IIA11	IIA12	IIA13	IIA14
WO10	Wonston	Land at Brightlands (North of A30), Sutton Scotney	Residential use	-	-	+	-	0?	--	0?	0?	--	-	0
WO11	Wonston	Land South of Wonston Road	Residential use	-	-	+	-	0?	--	-?	-?	--	-	0

## Landscape Sensitivity (full detail set out at Appendix 2)

### WO10 Land at Brightlands (North of A30) Sutton Scotney

#### Summary:

The site is neither within the Sutton Scotney Conservation area nor within the former Area of Special Landscape Quality. It is not readily visible from public viewpoints being screened by trees from the surrounding roads and occupies a 'village fringe' site, squeezed in between the northern edge of the village and the rear of the A34 Sutton Scotney Service Station area.

The site is not considered to be landscape sensitive scoring 6 out of 15: = **low**: a well designed development could enhance character and appearance providing boundary trees were retained and added to. The landscape appraisal is set out in full in Appendix 2 of this document.

### WO11 - Land South of Wonston Road

#### Summary:

This site is screened from the east due to the heavily vegetated former railway line and from the north by the hedge alongside the Wonston Road but is more open from the south and west. The key viewpoints are:

- (i) from the public right of way which provides access from the village into the open downland countryside to the south of the village. PROW's are considered to be sensitive receptors;
- (ii) from Winchester Hill, looking NE on approach to the village
- (iii) from the Victoria hall car park
- (iv) glimpses from Wonston Lane to the SE

In views from Wonston Lane, Winchester Hill and the footpath looking north towards the village, the village appears to be contained by a strong vegetated edge. Development of this site would extend the village beyond this natural boundary into a section of unspoilt rural countryside which it is considered makes a significant contribution to the distinctive character, identity and setting of the village of Sutton Scotney. The site is considered to be **highly sensitive**, scoring 12 out of 15: *protection from development is the preferred option*. The landscape appraisal is set out in Appendix 2 to this document.

#### Archaeology

Land to the south of the settlement (WO11) does not have any known archaeological constraints.

Land at Brightlands (WO10) is located in an area that has a high archaeological potential and it is likely that archaeological remains will be encountered. Records show that a Roman building of some status was reported at or near this location. It is possible that an archaeological issue will emerge.

#### Transport

**Hampshire County Council Highways were commissioned by the site promoters** of land to the south of the settlement (WO11) to assess access options for the site. This work (which accompanied the Regulation 18 Local Plan representation) has confirmed access can be gained from Wonston Road. The Report notes that there are high levels of vegetation along the site boundary with Wonston Road and some of this may need to be removed in order to gain adequate visibility splays. There is no footpath on Wonston Road apart from that associated with the new development

opposite and therefore development of this site could potentially include installing a pedestrian crossing to access the footway on northern side of Wonston Road. A footway along the northern boundary of the site could also be installed as has been done for the development opposite.

The site promoters of Brightlands (WO10) have confirmed they have had pre-application discussions with the Local Highway Authority, Hampshire County Council. It is understood that HCC has provided positive pre-application feedback in relation to the Brightlands site from a highways and transportation perspective.

**Noise**

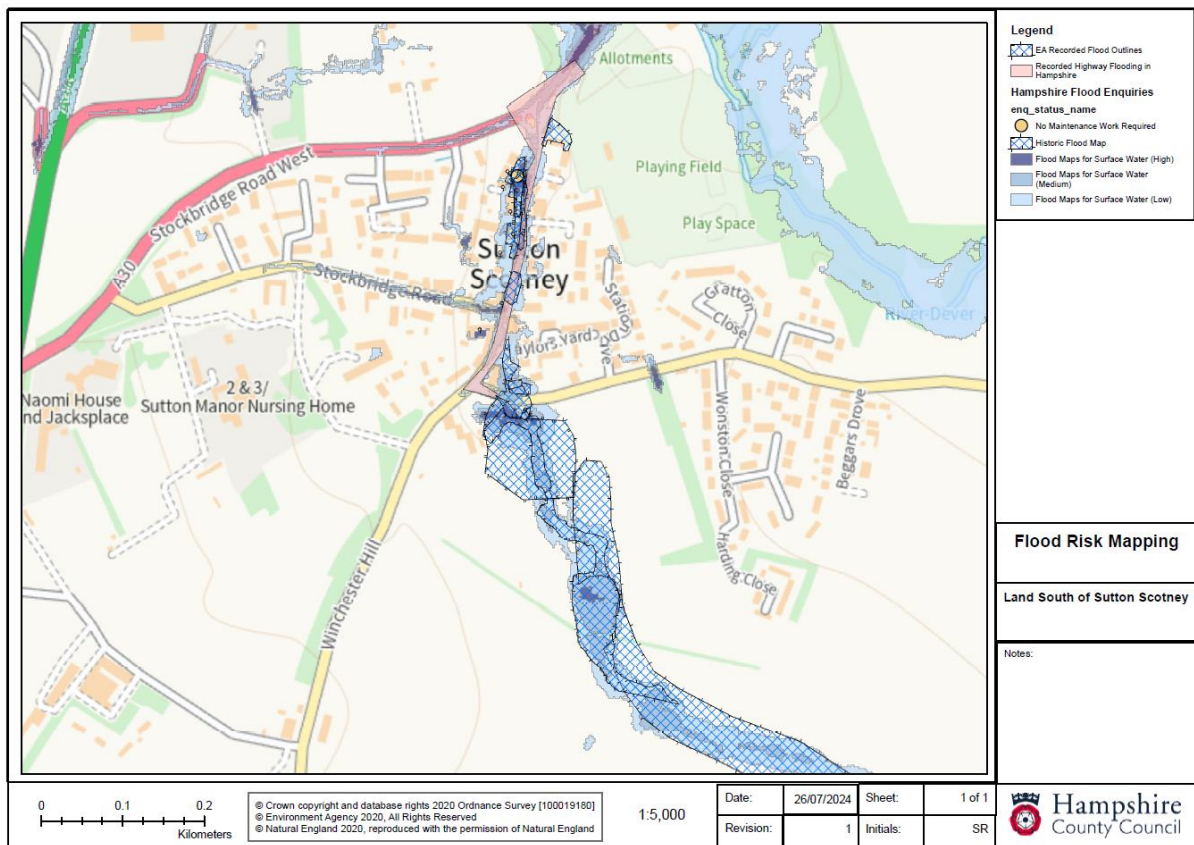
Land to the south of the settlement (WO11) does not have any known or reported noise constraints.

According to the city council’s Environmental Health team, the majority of the site at Brightlands (WO10) is within an area where noise levels at night from roads and railways are above 50 dB or the noise levels as recorded for the 16-hour period between 0700 – 2300 are above 55 dB. Due to the proximity of the site to the services and major roads a noise assessment will be required.

**Flooding**

Land to the south of the settlement (WO11) floods and water flows through the site. The Strategic Flood Risk Assessment (SFRA) classifies the site as overall “more vulnerable” , with potential of groundwater flooding at surface.

Land at Brightlands (WO10) is located on slightly higher land but there are historical problems with silt in the area and there are known high groundwater levels in this area.



## **Comments from HCC the local lead flood authority (LLFA)**


*The above plan shows the information we have in relation to surface and groundwater flood risk. There is a section of fluvial flood zone within the site boundary but in addition to this, as you'll see from the attached plan, there are also known issues in relation to surface and groundwater.*

Given the extent of the historic groundwater, as LLFA they do have significant concerns about the viability of the site. Although some work could be done in relation to the sequential layout of the site, when comparing the 2 sites, according to the LLFA, the northern site represents the lowest impact on flood risk. WO11 partially falls within flood zones 2 and 3.

### **Overall conclusion:**


Whilst both of the SHELAA sites (WO10 and WO11) are located approximately equal distances from the local services and facilities, the site to the south of the settlement (WO11) does have issues relating to surface and groundwater and is classified as "more vulnerable" in the SFRA . The landscape sensitivity work also indicates that the site to south has been identified as being highly sensitive. It is accepted that the site to the north (WO10), would need to be sensitively designed to address issues of noise and there would need to be a pedestrian crossing but it is considered that overall these issues can be overcome and has been addressed in a criterion to the Local Plan policy.

**Appendix 1 2021 SHELAA sites in Wonston:**


Site Ref	Address	Parish/Settlement	Site Area		
WO01	Land east of Old Stoke Road	Wonston	0.683 ha		
<b>Site Description</b>					
<p>The site is located to the east of Wonston and west of Micheldever. It is located within a Conservation Area.</p>					
<b>Planning History</b>					
<p>There is no planning history within the last five years.</p>					
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<b>Site promoters proposed use</b>		<b>C3 - Residential</b>			
<b>Suitability</b>					
<b>Environmental Constraints</b>		<b>Historical Constraints</b>		<b>Policy Constraints Continued</b>	
SPA	GREEN	Conservation Area	AMBER	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	<b>Physical Constraints</b>	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	<b>Policy Constraints</b>		<b>Other Considerations</b>	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	<b>GREEN</b>
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	AMBER
<b>Initial high level assessment</b>		The site is deemed as deliverable/developable .			
<b>Availability (legal/ownership issues)</b>			The site is not owned by the promoter however they do have the consent of the landowners and have indicated		

		<b>that the site is immediately available for development.</b>				
<b>Achievability (economic viability; market factors; cost factors; delivery factors)</b>		The promoters of the site have not specified any issues regarding viability in developing the site.				
<b>Site Capacity</b>		<b>18</b>				
<b>Potential Density and Yield (including development type)</b>		Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 18 dwellings.				
<b>Phasing</b>	<b>0 – 5 Years</b>	<b>18</b>	<b>6 – 10 Years</b>	<b>0</b>	<b>10 – 15 Years</b>	<b>0</b>



Site Ref	Address		Parish/Settlement		Site Area
WO05	Wonston House, Wonston Lane		Wonston		2.872 ha
<b>Site Description</b>					
<p>The site is located south of Wonston. It is currently used as a residential property and is accessed via Wonston Lane. The site is bounded by agriculture to the south, east and west and the Vicarage to the north.</p>					
<b>Planning History</b>					
<p>There is no planning history within the last five years.</p>					
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<b>Site promoters proposed use</b>			<b>C3 - Residential</b>		
<b>Suitability</b>					
<b>Environmental Constraints</b>		<b>Historical Constraints</b>		<b>Policy Constraints Continued</b>	
SPA	GREEN	Conservation Area	AMBER	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	<b>Physical Constraints</b>	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	<b>Policy Constraints</b>		<b>Other Considerations</b>	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	<b>GREEN</b>
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	AMBER
<b>Initial high level assessment</b>		The site is deemed as deliverable/developable .			

<b>Availability (legal/ownership issues)</b>		<b>The site is promoted by the landowner who has stated that the land is immediately available for development.</b>					
<b>Achievability (economic viability; market factors; cost factors; delivery factors)</b>		The promoters of the site have not specified any issues regarding viability in developing the site.					
<b>Site Capacity</b>		<b>56</b>					
<b>Potential Density and Yield (including development type)</b>		Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 56 dwellings.					
<b>Phasing</b>	<b>0 – 5 Years</b>	<b>56</b>	<b>6 – 10 Years</b>	<b>0</b>	<b>10 – 15 Years</b>	<b>0</b>	

Site Ref	Address		Parish/Settlement	Site Area	
WO10	Land at Brightlands (North of A30), Sutton Scotney		Wonston	5.277 ha	
<b>Site Description</b>					
<p>The site is located in the countryside. There is a disused railway line to the east, countryside to the north, the A34 southbound services to the west and residential development in Sutton Scotney to the south. The site is accessed off Stockbridge Road West.</p>					
<b>Planning History</b>					
<p>There is no planning history within the last five years.</p>					
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<b>Site promoters proposed use</b>			<b>C3 - Residential</b>		
<b>Suitability</b>					
<b>Environmental Constraints</b>		<b>Historical Constraints</b>		<b>Policy Constraints Continued</b>	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	<b>Physical Constraints</b>	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	<b>Policy Constraints</b>		<b>Other Considerations</b>	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	<b>AMBER</b>
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	GREEN
<b>Initial high level assessment</b>		The site is deemed as deliverable/developable .			
<b>Availability (legal/ownership issues)</b>			<p><b>The site is not owned by the promoter but they do have the consent of the landowner and have indicated that the site is immediately available for development.</b></p>		

<b>Achievability (economic viability; market factors; cost factors; delivery factors)</b>			The promoters of the site have not specified any issues regarding viability in developing the site.			
<b>Site Capacity</b>			<b>95</b>			
<b>Potential Density and Yield (including development type)</b>			Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 95 dwellings.			
<b>Phasing</b>	<b>0 – 5 Years</b>	<b>95</b>	<b>6 – 10 Years</b>	<b>0</b>	<b>10 – 15 Years</b>	<b>0</b>

Site Ref	Address		Parish/Settlement		Site Area
WO11	Land South of Wonston Road		Wonston		2.67ha
<b>Site Description</b>					
<p>The site is located to the east of Sutton Scotney, to the north of the district. The site is located to the south of Wonston Road.</p>					
<b>Planning History</b>					
<p>There is no planning history within the last five years.</p>					
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<b>Site promoters proposed use</b>			<b>Residential – C3</b>		
<b>Suitability</b>					
<b>Environmental Constraints</b>		<b>Historical Constraints</b>		<b>Policy Constraints Continued</b>	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	<b>Physical Constraints</b>	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	AMBER
LNR	GREEN	<b>Policy Constraints</b>		<b>Other Considerations</b>	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER
TPO	GREEN	AQMA	GREEN	Landscape	RED
<b>Initial high level assessment</b>		This site is deemed deliverable and developable			
<b>Availability (legal/ownership issues)</b>		<b>The site has one landowner who has stated that the land is immediately available for development</b>			

<b>Achievability (economic viability; market factors; cost factors; delivery factors)</b>		The promotor of the site has not specified any issues regarding the viability in developing the site.				
<b>Site Capacity</b>		52				
<b>Potential Density and Yield (including development type)</b>		Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 52 dwellings.				
<b>Phasing</b>	<b>0 – 5 Years</b>	<b>52</b>	<b>6 – 10 Years</b>		<b>10 – 15 Years</b>	

## Appendix 2

Initial Landscape appraisals for sites WO10 and WO11

### WO10 Land at Brightlands (North of A30) Sutton Scotney

#### Summary:

The site is neither within the Sutton Scotney Conservation area nor within the former Area of Special Landscape Quality. It is not readily visible from public viewpoints being screened by trees from the surrounding roads and occupies a 'village fringe' site, squeezed in between the northern edge of the village and the rear of the A34 Sutton Scotney Service Station area.

The site is not considered to be landscape sensitive scoring 6 out of 15: = **low**: a well designed development could enhance character and appearance providing boundary trees were retained and added to.

#### Desk/Field checklist:

<b>LANDSCAPE</b>	
WCC/HCC Landscape Character Area	Wonston Downs LCA (WCC)
WCC/HCC Landscape Type	Open Arable Exposed LCT (WCC)
<b>Key Landscape components</b>	
Elevation, <i>low lying, high? state OD</i>	60-65m AOD relatively low compared to surrounding downland.
Topography/ Landform: <i>steep or pronounced topography, flat, sloping, gently undulating, 'rolling', hilly, ridges, scarps or valleys, river valley, complex, varied or simple?</i>	Very gently sloping site, located between the River Dever to the east and rising downland to the north and west.
Field pattern: <i>small, medium, large, open, distinctive pattern?</i>	Medium.
Drainage: <i>well drained or numerous streams, ponds and springs</i>	Close to the flood plain of the River Dever. The SE corner of the site is adjacent to Flood Zones 2 and 3.
Geology: <i>distinctive or varied?</i>	
Land cover, trees, hedges and woodland: <i>Open, exposed, wooded, sparsely wooded, varied.</i>	The site is surrounded on three sides by belts of mature trees: to the south the trees beside the A30 Stockbridge Road, to the west – some screen planting to the rear of the A34 Sutton Scotney Service Station and to the east, the trees on the line of the dismantled railway. To the

	north the site is more open but there are fewer publicly accessible viewpoints.
<b>Biodiversity</b>	
Low value or high value?, eg: Ancient Woodland; Special Protection Areas; Special Areas of Conservation; SINC's; wildlife reserves etc.	No designations.
<b>VALUE</b>	
National Park	No.
Former ASLQ Conservation Area	No
Scenic quality/ views	No
Spoilt/unspoilt character / presence or absence of detracting influences	
Tranquillity	
Rurality Remoteness/Wildness?	
Special cultural associations?	no
Historic parks or gardens?	no
Listed buildings or scheduled monuments?	no
Accessibility – <i>local highway network, pedestrian connections, public rights of way or cycle routes</i>	A public right of way runs along the western edge of the site.
Recreational value	
<b>VISUAL</b>	
Where are the key viewpoints – <i>public rights of way, settlements and residential properties.</i>	The key viewpoints are from the public footpath which runs N/S behind the Service Station adjacent to the western edge of the site.
Prominence/visibility?	Not prominent.
Enclosure/Openness?	Well enclosed.
Distinct skylines?	



Scope to mitigate?	
Key visual or functional corridor?	
Significant outward views from within settlements?	
Views on approach to the settlements from the principal approach roads?	
Views outwards	

The site has been ranked for its overall sensitivity to housing development using the following criteria:

## Landscape Character Sensitivity

Sensitivity	Criteria
Very High	<p>Important landscape components or landscape character types of a particularly distinctive and highly valued character and rarity, which might be extremely sensitive to disturbance or very vulnerable to even slight changes, such that the change from rural to urban characteristics could not be mitigated to acceptable levels. A notable absence of intrusive or detracting influences and evidence of</p> <ul style="list-style-type: none"> <li>• tranquillity;</li> <li>• unspoilt character;</li> <li>• rurality, remoteness or wildness</li> <li>• dark night skies;</li> <li>• natural beauty;</li> <li>• wildlife; and</li> <li>• cultural heritage.</li> </ul>
High	<p>Valued landscape components or landscape character types of importance and rarity or the landscape is vulnerable to change and :</p> <ul style="list-style-type: none"> <li>• makes a significant contribution to the distinctive character, identity or setting of a nearby settlement; or</li> <li>• contributes to the setting of a nationally protected landscape; or</li> <li>• could only accommodate limited change with some impact on landscape components or character; or</li> <li>• is unlikely to be capable of being mitigated to acceptable levels.</li> </ul>
Medium	<p>Landscape components or landscape character which is susceptible to change and is likely to be valued for its intrinsic countryside character, beauty and tranquillity. However, there could be scope to mitigate some sensitivity through careful siting and design.</p>
Low	<p>These landscapes may have some value for their rural character, beauty and tranquillity but these qualities are eroded</p>

	or influenced by existing urban land uses or other 'detracting' influences.
Very Low	Landscape components or landscape character of relatively low importance and rarity, or degraded, possibly as a result of major urban development at a local scale. These landscapes are resilient to change or they are of relatively low intrinsic value.

## Visual sensitivity

Sensitivity	Criteria
Very High	Development would result in a complete or substantial change in the view or the change would be prominent, involving complete or substantial obstruction of the existing view, or complete change in the character and composition of the view through the removal of key elements or the introduction of uncharacteristic elements. Highly sensitive receptors eg residential properties, public rights of way, cycle routes or open access land. Land above the average elevation for the area.
High	Development would result in a significant change in the view which may involve partial obstruction of the existing view or partial change in the character and composition of the view through the introduction of new elements or the removal of existing elements. Change may be prominent but would not substantially alter the scale and character of the surroundings and the wider setting. Sensitive receptors might include users of the local road network, public open spaces and outdoor sport and recreation facilities.
Medium	The composition of views would alter and the quality of the view may be partially changed through the introduction of features which, though uncharacteristic, may not necessarily be discordant. Moderately sensitive receptors might include major transport corridors, commercial or industrial premises, formal sports facilities.
Low	A very slight change in the view which might be distinguishable from the surroundings.
Very Low	No part of the proposed development or work activity associated with it would be discernible.

## Value

Sensitivity	Criteria
Very High	National or international designated landscape eg National Park;
High	'Unspoilt' rural character, special cultural associations, recognised views, evidence of scenic beauty or tranquillity, Historic Park or Garden, former 'Area of Special Landscape Quality' (ASLQ).
Medium	Strong rural character well used public rights of way or cycle routes in the immediate area, some cultural associations.
Low	'Urban fringe'...
Very Low	Degraded or 'spoilt' landscape with 'detracting' or 'intrusive' influences

For the site, each of these three aspects is ranked according to their sensitivity and given an overall sensitivity score using a 'matrix' as follows:

	<i>Very high</i>	<i>High</i>	<i>Medium</i>	<i>Low</i>	<i>Very low</i>
<i>Landscape character sensitivity</i>	<b>5</b>	<b>4</b>	<b>3</b>	<b>2</b>	<b>1</b>
<i>Visual sensitivity</i>	<b>5</b>	<b>4</b>	<b>3</b>	<b>2</b>	<b>1</b>
<i>Value</i>	<b>5</b>	<b>4</b>	<b>3</b>	<b>2</b>	<b>1</b>
<i>Overall sensitivity</i>					

For this site the Overall Landscape Sensitivity to a housing development is assessed as follows

	<i>Very high</i>	<i>High</i>	<i>Medium</i>	<i>Low</i>	<i>Very Low</i>
<i>Landscape character sensitivity</i>				<b>2</b>	
<i>Visual sensitivity</i>				<b>2</b>	
<i>Value</i>				<b>2</b>	
<i>Overall sensitivity</i>	<b>= 6</b>				

Overall Sensitivity scores

- 15 /14 = **very high sensitivity:** *protection from development is the only option*
- 13/12/11 = **high sensitivity :** *protection from development is the preferred option*
- 10/9/8 = **high medium/medium/ low medium:** *development could be accommodated without changing landscape character with certain provisos.*
- 7/6/5 = **low:** *a well designed development could enhance character and appearance*
- 4/3 = **very low sensitivity:** *Development would enhance character and appearance.*

## WO11: Land south of Wonston Road, Sutton Scotney

### Summary:

This site is screened from the east due to the heavily vegetated former railway line and from the north by the hedge alongside the Wonston Road but is more open from the south and west. The key viewpoints are:

- (v) from the public right of way which provides access from the village into the open downland countryside to the south of the village. PROW's are considered to be sensitive receptors;
- (vi) from Winchester Hill, looking NE on approach to the village
- (vii) from the Victoria hall car park
- (viii) glimpses from Wonston Lane to the SE

In views from Wonston Lane, Winchester Hill and the footpath looking north towards the village, the village appears to be contained by a strong vegetated edge. Development of this site would extend the village beyond this natural boundary into a section of unspoilt rural countryside which it is considered makes a significant contribution to the distinctive character, identity and setting of the village of Sutton Scotney. The site is considered to be **highly sensitive**, scoring 12 out of 15: *protection from development is the preferred option.*

### Desk/Field checklist:

<b>LANDSCAPE</b>	
WCC/HCC Landscape Character Area	Wonston Downs LCA (WCC)
WCC/HCC Landscape Type	Open Arable Exposed (WCC)
<b>Key Landscape components</b>	
Elevation, <i>low lying, high? state OD</i>	65m AOD
Topography/ Landform: <i>steep or pronounced topography, flat, sloping, gently undulating, 'rolling', hilly, ridges, scarps or valleys, river valley, complex, varied or simple?</i>	Gently sloping and undulating topography forming a relatively low lying area of downland.
Field pattern: <i>small, medium, large, open, distinctive pattern?</i>	Medium.
Drainage: <i>well drained or numerous streams, ponds and springs</i>	

Geology: <i>distinctive or varied?</i>	
Land cover, trees, hedges and woodland: <i>Open, exposed, wooded, sparsely wooded, varied.</i>	Not a heavily tree'd or wooded landscape however this site is adjacent to the heavily vegetated disused railway line.
<b>Biodiversity</b>	
Low value or high value?, eg: Ancient Woodland; Special Protection Areas; Special Areas of Conservation; SINC's; wildlife reserves <i>etc.</i>	
<b>VALUE</b>	
National Park	
Former ASLQ Conservation Area	Just outside the former ASLQ.
Scenic quality/ views	
Spoilt/unspoilt character / presence or absence of detracting influences	Very few detracting influences.
Tranquillity	
Rurality Remoteness/Wildness?	Strongly rural character.
Special cultural associations?	
Historic parks or gardens?	
Listed buildings or scheduled monuments?	
Accessibility – <i>local highway network, pedestrian connections, public rights of way or cycle routes</i>	Well used public footpath runs past the site affording views.
Recreational value	High.
<b>VISUAL</b>	
Where are the key viewpoints – <i>public</i>	The key viewpoints are :

<i>rights of way, settlements and residential properties.</i>	(ix) from the public right of way which provides access from the village into the open downland countryside to the south of the village. PROW's are considered to be sensitive receptors; (x) from Winchester Hill, looking NE on approach to the village (xi) from the Victoria hall car park In views from Wonston Lane and Winchester Hill looking north towards the village, the village appears to be contained
Prominence/visibility?	Screened from the east due to the heavily vegetated former railway line and the north by the hedge alongside the Wonston Road but more open from the south and west.
Enclosure/Openness?	Open to the south and the PROW.
Distinct skylines?	
Scope to mitigate?	
Key visual or functional corridor?	
Significant outward views from within settlements?	
Views on approach to the settlements from the principal approach roads?	Yes.
Views outwards	

The site has been ranked for its overall sensitivity to housing development using the following criteria:

## Landscape Character Sensitivity

Sensitivity	Criteria
Very High	Important landscape components or landscape character types of a particularly distinctive and highly valued character and rarity, which might be extremely sensitive to disturbance or very vulnerable to even slight changes, such that the change from rural to urban characteristics could not be mitigated to acceptable levels. A notable absence of intrusive or detracting influences and evidence of <ul style="list-style-type: none"> <li>• tranquillity;</li> <li>• unspoilt character;</li> <li>• rurality, remoteness or wildness</li> <li>• dark night skies;</li> <li>• natural beauty;</li> <li>• wildlife; and</li> <li>• cultural heritage.</li> </ul>
High	Valued landscape components or landscape character types of importance and rarity or the landscape is vulnerable to change

	<p>and :</p> <ul style="list-style-type: none"> <li>• makes a significant contribution to the distinctive character, identity or setting of a nearby settlement; or</li> <li>• contributes to the setting of a nationally protected landscape; or</li> <li>• could only accommodate limited change with some impact on landscape components or character; or</li> <li>• is unlikely to be capable of being mitigated to acceptable levels.</li> </ul>
Medium	Landscape components or landscape character which is susceptible to change and is likely to be valued for its intrinsic countryside character, beauty and tranquillity. However, there could be scope to mitigate some sensitivity through careful siting and design.
Low	These landscapes may have some value for their rural character, beauty and tranquillity but these qualities are eroded or influenced by existing urban land uses or other 'detracting' influences.
Very Low	Landscape components or landscape character of relatively low importance and rarity, or degraded, possibly as a result of major urban development at a local scale. These landscapes are resilient to change or they are of relatively low intrinsic value.

## Visual sensitivity

Sensitivity	Criteria
Very High	Development would result in a complete or substantial change in the view or the change would be prominent, involving complete or substantial obstruction of the existing view, or complete change in the character and composition of the view through the removal of key elements or the introduction of uncharacteristic elements. Highly sensitive receptors eg residential properties, public rights of way, cycle routes or open access land. Land above the average elevation for the area.
High	Development would result in a significant change in the view which may involve partial obstruction of the existing view or partial change in the character and composition of the view through the introduction of new elements or the removal of existing elements. Change may be prominent but would not substantially alter the scale and character of the surroundings and the wider setting. Sensitive receptors might include users of the local road network, public open spaces and outdoor sport and recreation facilities.
Medium	The composition of views would alter and the quality of the view may be partially changed through the introduction of features which, though uncharacteristic, may not necessarily be discordant. Moderately sensitive receptors might include major transport corridors, commercial or industrial premises, formal sports facilities.
Low	A very slight change in the view which might be distinguishable

	from the surroundings.
Very Low	No part of the proposed development or work activity associated with it would be discernible.

## Value

Sensitivity	Criteria
Very High	National or international designated landscape eg National Park;
High	'Unspoilt' rural character, special cultural associations, recognised views, evidence of scenic beauty or tranquillity, Historic Park or Garden, former 'Area of Special Landscape Quality' (ASLQ).
Medium	Strong rural character well used public rights of way or cycle routes in the immediate area, some cultural associations.
Low	'Urban fringe'...
Very Low	Degraded or 'spoilt' landscape with 'detracting' or 'intrusive' influences

For the site, each of these three aspects is ranked according to their sensitivity and given an overall sensitivity score using a 'matrix' as follows:

	<i>Very high</i>	<i>High</i>	<i>Medium</i>	<i>Low</i>	<i>Very low</i>
<i>Landscape character sensitivity</i>	<b>5</b>	<b>4</b>	<b>3</b>	<b>2</b>	<b>1</b>
<i>Visual sensitivity</i>	<b>5</b>	<b>4</b>	<b>3</b>	<b>2</b>	<b>1</b>
<i>Value</i>	<b>5</b>	<b>4</b>	<b>3</b>	<b>2</b>	<b>1</b>
<i>Overall sensitivity</i>					

For this site the Overall Landscape Sensitivity to a housing development is assessed as follows

	<i>Very high</i>	<i>High</i>	<i>Medium</i>	<i>Low</i>	<i>Very Low</i>
<i>Landscape character sensitivity</i>		<b>4</b>			
<i>Visual sensitivity</i>	<b>5</b>				
<i>Value</i>			<b>3</b>		
<i>Overall sensitivity</i>	<b>= 12 high sensitivity</b>				

Overall Sensitivity scores



- 15 /14 = **very high sensitivity:** *protection from development is the only option*
- 13/12/11 = **high sensitivity :** *protection from development is the preferred option*
- 10/9/8 = **high medium/medium/ low medium:** *development could be accommodated without changing landscape character with certain provisos.*
- 7/6/5 = **low:** *a well designed development could enhance character and appearance*
- 4/3 = **very low sensitivity:** *Development would enhance character and appearance.*