

SOUTH GLOUCESTERSHIRE LANDSCAPE CHARACTER ASSESSMENT (SPD) REFRESH

SCHEDULE OF CONSULTATION COMMENTS AND OFFICER RESPONSE: MAIN DOCUMENT

Consultation responses to the main document, which is a refresh of the adopted SPD, have been set out below in respect of separate chapter and appendix comments.

Separate schedules follow on for Annex 1: Visually Important Hillside, and Annex 2; Strategic Viewpoints which were consulted upon as part of the updated technical evidence base for the new local plan with reference to the Strategic Green Infrastructure Corridor mapping project.

Respondent	Summary of Comments	Officer Consideration/ Response	Conclusion/ Action
Introductory Chapters 1-5 including methodology, formative influences, overarching management guidelines, and landscape character classification			
Stantec (Robert Hitchins Ltd)	Figure 3.5 Nature Conservation Designations includes 'important' hedgerows. It is not made clear within the LCA SPD how this classification is derived.	A series of surveys undertaken on behalf of SGC in accordance with the hedgerow regulations; but did not cover the whole district.	Important hedgerows omitted from Figure 3.5 graphics and legend as they relate to ecological rather than landscape legislation and are covered in strategic GI corridor mapping report.
Stantec (Bloor Homes South West)	Chapter 3 - Paras 3.6 and 3.12 fail to note that the ridge extending south from Wickwar to Pucklechurch continues further south to the east of the Oldland neighbourhood of Bristol, identified elsewhere as the 'Oldland Ridge'. Response: amend to account for this notable landform.	Chapter 3 – Paras. 3.6 and 3.12 Clarification needed.	3.6 and 3.12 updated so consistent with description of VIH Annex 1, to describe continuation of ridge landform southwards.
	Chapter 3 - Landcover and Ecological Character makes limited reference to the urban edge of Bristol. Response: the urban area forms a significant part of the district, and the settlement edge is complex, providing a range of influences on the wider landscape. This is covered in further detail under the heading of Present-Day	P. 32-33 Agree that the settlement edge is complex but is not appropriate to describe this include under Landcover & Ecological Character.	Description of settlement edge expanded under 3.6.

	Settlement and Development , albeit there is limited detail in the vicinity of the Site, notably the lack of explanation that the urban area has expanded significantly in this area and now includes the neighbourhoods of Warmley, Oldland and Longwood Green, contained to the east by the Oldland Ridge. These points should be covered in Para. 3.36 , alongside the other areas mentioned.	Para. 3.36 Warmley Oldland and Longwell Green have not expanded significantly since 2014.	Existing description still considered to be valid, therefore no amendment to document.
	Chapter 4 – Para. 4.1 - Landscape Strategy: Landscape Management - first point states: 'The rural setting and foreground of views towards the Cotswolds Scarp should also be protected'. Response: This lacks definition and further consideration should be given to the important features contributing to this setting and foreground.	Para. 4.1 This is an overarching management guideline and as such does not go into specifics. Strategic views are identified in Annex 2.	No amendment as the strategy in question is intended to be an overarching guideline rather than relate to a specific area.
Stroud District Co.	Welcomes update to LCA SPD.	--	--
The Coal Authority	State they have no specific comments on LCA SPD.	--	--
Wiltshire Council	No specific comments on LCA SPD.	--	--
South Gloucestershire Council	--	Landscape management guidelines to respond to new LNRS guidance and Woodland Opportunity Mapping priorities.	Revised list incorporated.
Appendix A: General – now forming a series of LCT chapters in the main report			
South Gloucestershire Council: internal	Description of LCTs and their associated LCAs needs to be in main document and not an appendix to help reader navigate descriptions, with each LCT assigned its own chapter with numbered paragraphs. Also, a copy of the LCT and LCA location map needs to be included in Chapter 1, rather than reader having to find it in Chapter 5. A standalone contents page is also required.	--	Document format amended, with old Appendix B now new Appendix A.
Appendix A: LCT 1 – Plateau and Scarp (including LCAs 1, 2, 3 and 4)			
	None		
Appendix A: LCT 2 – Shallow Ridge (including LCAs 5 and 6)			
	None	--	--
Appendix A: LCT 3 – Parkland Vale (including LCAs 7)			
	None	--	--

Appendix A: LCT 4 – Shallow Vale (including LCAs 8, 9 and 10)			
Winterbourne Parish Co. and Councillor P. Bruce	Shallow Vale LCT title - not helpful as its emotional overtones make it sound unimportant/boring. It could be better as “Central Vale” or perhaps The Fertile Vale. Or perhaps the Fertile Vale could be a replacement name for Earthcott Vale.	LCT title: this is dictated by national guidance.	No amendment as document reflecting national guidance.
	<p>LCA 10 - Key Characteristics - add description about the “Best and most versatile land” or Grade 1, 2 soils that are vital for future sustainability and growing local food for health, wellbeing and the economy (it is only included deeper in the texts). There is a large finger of the best and most versatile land (Grade1/2 soil) from Bradley Brook up towards the Marle Hills that should be reserved for future farming for food as climate change and sustainability needs increase. This was what made building of one of the largest secular barns in the country happen as Winterbourne Medieval Barn in 1342.</p> <p>Geology, Landform and Hydrology – reference to these soil areas should be enhanced as it is not “on the higher ground” - see SOS map attached.</p>	<p>LCA 10 - Key Characteristics The key characteristics focus on visible features above ground. Importance of Grade 1 and 2 agricultural land is acknowledged on page 325 and also referenced on Figure 3.4.</p>	No amendment to document as its primary focus is on visible above ground landscape characteristics and features.
	LCA 10 - P. 323 refers to Winterbourne as a low ridge in the manner of the Latteridge and Marle Hills, not even using the Hill description for Winterbourne which it is. Winterbourne Hill is dramatically steeper and higher than these other hills, as you can see by climbing Beacon Lane from 40-70m (not 65m as specified on P.324).	P.323 Update description as required to reflect new text in Annex 1: Visually Important Hillside.	Consistency check with Annex 1 undertaken.

	LCA10 – P.337 Strategic Viewpoints. This is located on church lane looking at the church across to the Old Gloucester Road, but the more impressive view is from the Bridle Path ridge West of Monks Poole back across the nature reserve to the church and barn with the hills up to Winterbourne ridge in the background.	P.337 Updated description as required to reflect new text in Annex 2: Strategic Viewpoints.	Consistency check with Annexe 2 undertaken.
Appendix A: LCT 5 – Enclosed Valleys (including LCAs 11 and 16)			
	None	--	--
Appendix A: LCT 6 – Broad Valleys (including LCAs 12, 13, 14 and 15)			
Winterbourne parish Co. and Councillor P. Bruce	LCA 13 - Key Characteristics need adding to in descriptions about the “Best and most versatile land” or Grade 1, 2 soils that are vital for future sustainability and growing local food for health, wellbeing and the economy (it is only included deeper in the texts). Not adequately described as “agricultural land”. This land was full of market gardens that fed a growing Bristol in the Georgian and Victorian periods before transport and larger scale farming costs pushed these businesses out. It also funded the particularly large and impressive farmhouses of this area through the money made feeding Bristol.	LCA 13 - Key Characteristics Update the description, 5 th characteristic change to ' <i>Land use along the settlement edge is more mixed and includes paddocks, market gardens and plant nurseries, which take advantage of Grade 1 and 2 agricultural land</i> '. Omit 'storage compounds' text.	Text amended.
	LCA13 talks of “smaller areas of more complex and irregular, steep sided valleys” that does not really describe the Winterbourne Gorge between Bury Hill and Winterbourne Hill well. This impressive gorge, probably cut in the ice age, should be referred to specifically, it is an oddity like the Avon Gorge and unique marvel for South Glos albeit hidden somewhat amongst big trees. It is referred to later as a “small narrow” gorge with a reference to “again” through small, incised valley and gorge through Frenchay which is on quite a different scale. Note many commons were enclosed/ encroached i.e. Watleys End from 1770s for the Hatting village and Cloisters Common sold off in 1856.	Omit the word 'small'. Points made regarding commons are noted, but describe historic context, which is not remit of LCA SPD.	Text amended.

Enderby Associates Ltd (Waddeton Park Ltd)	WPL support the findings of the LCA assessment of LCA12 - Westerleigh Vale and Oldland Ridge (as shown on Fig 5.1) , with the following comments: <ul style="list-style-type: none"> • Reference is made to 'Historic earthworks ... to the south of Oldland Common, comprising a circular mound adjacent to the A4175.' It is unclear if this is a reference to the fishpond feature (although this is not circular). This needs clarification. 	LCA12, P.419. Amend description to ' <i>square enclosure</i> '.	Text amended.
	<ul style="list-style-type: none"> • The character description for this LCA should acknowledge the redevelopment of the former Chief Trading Post site east of Barry Road and the effect that this redevelopment has on local views and character (including the Oldland Ridge VIH). 	P.421, 1st Para. after 'village centres' insert ' <i>including redevelopment of garden centre at Oldland Common.</i> '	Text amended.
	<ul style="list-style-type: none"> • It should also acknowledge, as part of the urban features that erode character along the edge of the built-up area, the presence of the Oldland Abbotonians' football ground, facilities and flood lighting on the eastern edge of Oldland Common. 	Too detailed for adopted general description of LCA12.	Comments noted but are too detailed for strategic level of description within document.
Stantec (Bloor Homes South West)	P.489 references views from LCA 14 Kingswood as follows: 'Breaks in the urban fabric on the elevated landform frequently allow long distance views eastwards of the adjacent rural fringe, Pucklechurch and Oldland Ridge and the Cotswold Scarp beyond.... The adjacent landform of the Pucklechurch and Oldland Ridge forms a prominent and distinctive backcloth within many views from the urban edge.' Response: <ul style="list-style-type: none"> • This is considered a reasonable summary of such views as experienced on the ground and indicates, in accordance with Annex 1: VIH, that it is the VIH of the Pucklechurch and Oldland Ridges, set below the further Cotswold Scarp, that form the key elements of the rural setting and foreground of the Cotswold Escarpment in these views. 	P.489 No change.	Existing description in document still considered valid, no amendment.

	<ul style="list-style-type: none"> • This is reinforced by the commentary for LCA 14 Kingswood on P.492, which notes that a Key Sensitivity and Valued Feature is 'Outward views, afforded from breaks in the urban fabric, to the Pucklechurch and Oldland Ridge, the Cotswold Scarp...' No mention is made of other land west of these ridgelines. Photo 4 on P.490 illustrates the prominence of the Oldland Ridge to the east of the urban area. 	P.492 Current description is appropriate.	Existing description in document still considered valid, no amendment.
	<ul style="list-style-type: none"> • P.405 - Key Characteristic of 'a relatively rural landscape...beyond the urban edge' is too generalised. This should clarify that this character is more evident where landform and vegetation and a lack of settlement and major vehicle routes do not allow for the urbanising influences noted within the assessment of this LCT. 	P.405 Current description is appropriate.	Existing description in document still considered valid, no amendment.
	<p>The VIHs of Pucklechurch Ridge and Oldland Ridge are not shown in Figure 6.2 (or in other 'Location and Landscape Context' plans), even though Strategic Viewpoints are shown. Response: this omission should be rectified.</p>	Figure 6.2 Consistency check.	VIH mapping has been reviewed.
	<p>P.421 notes that 'In the centre and south of the LCA, the urban edge recedes westwards...'. Response:</p> <ul style="list-style-type: none"> • This is inaccurate as Warmley constitutes a notable easterly extension of the urban area into the wider landscape, flanking the A420. This easterly extension continues south through Oldland and Longwell Green. • Furthermore, there is no mention of the A420 in terms of settlement and infrastructure which is a major omission, considering its role in forming a spine to settlement expansion at Warmley. • This commentary should be revised accordingly. 	<p>P.421 Amend description to state: <i>'Parts of the urban edge are set back from the western edge of the A4174 corridor. The urban edge crosses the A4174 in the vicinity of Warmley to extend along the A420. North of Mangotsfield the urban edge similarly extends eastwards across the A4174 into Emersons Green East.'</i></p>	Text amended.

	<p>P.426 - Visual Character notes: 'Warmley, within LCA 14: Kingswood 14, and Bridgegate are located within the lower Siston Valley, extending along both its floor and lower eastern slopes.'</p> <p>Response: this is inaccurate, as Warmley rises east up onto the top of a local ridgeline spur followed by the A420, where it meets Bridgegate at the junction with the A4175 at an elevation of approximately 65m AOD.</p>	<p>P.426 Omit incorrect text and state '<i>Warmley straddles the Siston Brook before rising eastwards onto the top of a local ridgeline spur followed by the A420, where it meets Bridgegate at the junction with the A4175.</i>'</p>	Text amended.
	<p>P.432, Para.1.5.4 - The Changing Landscape: Land Use and Cover notes that 'Any change also has the potential to be visible from the Pucklechurch Ridge, potentially affecting the rural setting and character of this landform.' Response:</p> <ul style="list-style-type: none"> • This is too generalised – the landform and vegetation framework of the lower-lying valleys to the west provide extensive potential for integration of change. • This statement also ignores the fact that the existing urban edge, notably on the elevated ridgeline followed by the A420 at Warmley, is prominent in views from the southern part of the Pucklechurch Ridge and the Pucklechurch Ridge has a largely urban setting in the wider landscape to the west, overlooking as it does the urban edge of Bristol. • This commentary in the Draft LCA should be revised accordingly. 	<p>P.432, Para.1.5.4 Text description considered appropriate.</p>	Existing description in document still considered valid, no amendment.
	<p>P.436 and P.437 - The Changing Landscape: Development notes that: 'The ridgelines and hills, generally to the east of the area, form distinct landforms with strong rural character. These include the ridges south of Pomphrey Hill and Shortwood Hill; the open rural hillside and skyline between Orchard Farm and Rodway Common to the west and the continuation of the Pucklechurch Ridge to the east then extending south between Siston Hill, Mounds Court Farm, Webb's Heath area and south along the Oldland Ridge. These ridgelines form natural skylines, with very limited development, which are evident within local views and are therefore sensitive to change which might erode their distinctive character.' Response:</p> <ul style="list-style-type: none"> • This is inconsistent with other commentary throughout the Draft LCA which focuses heavily on the visual importance of the Pucklechurch and Oldland Ridges, which are identified as VIH, whereas the land between Siston Hill and Webb's Heath is not. 	<p>P.409, 426, 436 and P.437 Landform description to be consistent with Annex 1: VIH, and also between LCA descriptions.</p>	Text amended.

	<p>Indeed, this land is not given emphasis anywhere else in the LCA as having importance in views. This includes in the commentary on views from LCA 14 Kingswood, as noted above.</p> <ul style="list-style-type: none"> • The commentary is also inconsistent with the commentary on LCA 13: Location, on P.409 which explicitly downplays the role of the land south of Shortwood Hill and west of the Pucklechurch Ridge: 'The north-eastern boundary follows the toe of the Pucklechurch Ridge, which tapers out to less distinct rolling low hillsides to the south of Shortwood Hill.' <p>Commentary is also inconsistent with the commentary on Visual Character for LCA 12 on P.426: 'the rural ridgelines to the east of the area are a prominent feature within views from the urban edge and provide a strong sense of place and local distinctiveness.'</p>		
	<p>Reinforcing this point, the Key Sensitivities and Valued Features of LCA 12 on P.430 include: 'The topographical variety of the landscape, including the rolling brook valleys in the centre of the LCA and the ridges along the boundary which form the backdrop of views from the urban edge, including the Pucklechurch Ridge in the north and Oldland Ridge in the south.' This is exemplified by Photo 4 on P.428 which shows the foreground of the urban area of Warmley, rising onto the ridgeline followed by the A420, but set below the Oldland Ridge in the distance. This photograph also reflects the fact that the 'less distinct rolling low hillsides' are not free of development and, as set out in the commentary on views from LCA 14 Kingswood, noted above, constitute 'rural fringe', featuring a range of urbanising influences, rather than the relatively undeveloped VIH of Pucklechurch and Oldland Ridges, which lie beyond.</p>	<p>P.430 and P.428 Ensure description reflects above text changes, and composition of view in Photo 4.</p>	Text amended.
	<p>P.439 - Development Management Landscape Strategy guidance notes: 'Avoid development which may diminish or detract from the landform and skyline of the Oldland Ridge and Pucklechurch Ridge.' No mention is made of avoiding development on lower-lying landform to the west.</p>	<p>P.439 Reference description of Oldland Ridge in Annex 1, to clarify the extent of the landform feature.</p>	Text amended.
Appendix A: LCT 7 – Undulating Ridge (including LCAs 17 and 18)			
	None	--	--

Appendix A: LCT 8 – Estuary, Shoreline and Levels (including LCAs 19, 20, and 21)			
Pilning and Severn Beach Co.	Great prominence given to the Cotswold AONB national landscape, yet the Severn Estuary and its flood plain, with the numerous habitat designations, stressing its importance for protection seems to be regarded as somehow of lesser importance. The Severn Estuary and the Coastal Zone should be treated as having far greater importance than the Cotswolds and the honey-coloured stone cottages where wealthy people live. The Severn Estuary is not just somewhere nice to go for a walk, but is of international significance, in the myriad of migratory species that spend at least part of their life-cycle in the estuary. Were any of those species to be lost, the impact would be truly global, which cannot be said of the Cotswolds. The Severn Estuary should be given National Landscape status, the Landscape (and land-use planning) should not end at the high tide line.	Severn Estuary and the Coastal Zone The Cotswold National Landscape is a landscape designation protected by national policy set out within the NPPF, and therefore, its importance needs to be recognised within the LCA SPD. Whereas the Severn Estuary is a designation of national and European importance in relevant SGC policy and related supporting guidance and policy documentation.	Text amended.
	P.625 - refers to 'chemical works'. The whole site of the former pharmaceutical and fertiliser works on Severnside has been cleared and is undergoing redevelopment. There is now no chemical works on Severnside.	P.625 Text to be amended; omit 'chemical works'	Text amended.
	P.628 - incorrect... the 1957 consent relates to only a <u>part</u> of Severnside and <u>part</u> of the designated ASEA.	P.628 Add qualification that the 1957 consent area relates to Core Strategy Policy 35 – Severnside, with the area it relates to shown on Figure 13A.	Text amended.
	P.631 - Pilning grew in part as a result of the construction of the mainline and the Severn Tunnel. Severn Beach (Est 1922) came into being <u>entirely</u> as a result of the construction of the railway from Avonmouth to Pilning. 'A couple of caravan parks?' Not true.! There are two <u>park homes</u> sites in Severn Beach; one <u>park homes</u> site and one <u>caravan</u> site in Pilning; one <u>caravan</u> site in	P631 Omit 'a couple of static...'	Text amended.

	Northwick. P.631 - there is only one terrace of cottages on B4055 (it's called West View).		
	P.633 - typo last line 'from'.	P.633 Amend text.	Text amended.
	P.636 - drafting... para 4 delete 'The Avonmouth Works' to make it correct.	P.636 Omit 'Avonmouth Works' but keep reference the SITA energy from waste site and Seabank Power Station.	Text amended.
	P.643 - clarity - para 3, replace with ' <i>Expansion of the Enterprise area to the east of M49 will intrude.</i> ' (it isn't W.Ap) - and whether reference to Axis Works is relevant.? - also the following paragraph adds nothing.	P.643 Amend paragraph to state ' <i>Development to the east of M49, within the Severnide Enterprise Area, intrudes into views across the landscape including those from Easter Compton, and sits in stark contrast to the remnant historic tract of land at Hallen marsh.....</i> '	Text amended.
	P.644 - 'preserve tranquillity north of M48'.. one wonders what you have in mind? surely that should read 'north of the M4'.	P.644 Reference M4.	Text amended.
	P.645 - the limits of the 1957-8 consents should be strictly adhered to, and the conditions strictly applied. Officers need to read it and see that it is not the 'free-for-all' that some claim to be.	P.645 Point for policy and planning applications, not the LCA.	Issue referred to Policy team.
	P.654 - the 'chemical works' is mentioned again. it doesn't exist, except in our memories. P.654? - error of omission - no mention of the pier and promontory at New Passage. It's an excellent vantage point for viewing the estuary and the two bridges. It also has important historical significance.	P.654 Omit reference to chemical works. Acknowledge pier and promontory as good vantage points for viewing the estuary, and reference SVP1 in Annex II.	Text amended.

	P.665 - please delete the word 'barrage', it has no place in this document. SGC, along with the other Estuary Local Planning Authorities, agreed that a barrage was not to be pursued, but that they would be supportive of any and all research into renewables in the Severn which did no harm to the river or its valuable habitat.	P.665 Email exchange February 2024 with PSBC, agreed following substitution wording: <i>'There is potential for the River Severn to be an energy source, which could be in various forms, and include both the generation of electricity and the supply of heat. Such proposals would be technically assessed together with measures to minimise and mitigate any potential to change to the landscape character and biodiversity of this character area.'</i>	Agreed SGC wording incorporated.
South Gloucestershire Council: internal	Oldbury Power Station description and information requires updating; comments in the light of the designation of 150ha for new nuclear development on the site to the north of the existing power station at Oldbury.	<i>'The 150ha site is designated in National Policy Statement EN-6 – not 'nominated'.'</i> <i>'Key Characteristics: Amend to read 'Industrial buildings, distribution sheds, the existing 60m high Oldbury Power Station reactors and other associated buildings and structures within the adjacent Levels and Estuary character area, feature in views from the ridges thereby visually influencing this character area.'</i>	Text amended.
Appendix B: User Guide			
	None	--	--
Appendix C: Glossary of terms and abbreviations			
	None	--	--
Appendix D: Data Sources			
	None	--	--
Appendix E: Strategic and Local Green Infrastructure Projects			
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Annex I: Visually Important Hillsides			
	Reponses received as part of Local Plan Stage 3 in respect of Strategic Green Infrastructure Corridor mapping project re-consultation.	--	Refer to separate schedule.
Annex II: Strategic Viewpoints			
	Reponses received as part of Local Plan Stage 3 in respect of Strategic Green Infrastructure Corridor mapping project re-consultation.	--	Refer to separate schedule.

ANNEX 1: VISUALLY IMPORTANT HILLSIDES

Respondent issues listed under existing VIH or areas of new evaluation.

Respondent	Summary of Comments	Officer consideration/ Response	Conclusion/ Action
Potential additional VIH near Winterbourne			
Winterbourne Parish Council, endorsed by Councillor	<p>Only Bury Hill, River Frome S of Ring Rd, and Sims Hill are listed in LCA 13. Add hillsides:</p> <ul style="list-style-type: none"> - N and S of Winterbourne Viaduct – these are magnificent landscapes from 30-70m height with river, cut across by the historic 100ft 11span Winterbourne (or Huckford) Viaduct over the Frome (this is one of the tallest in England and taller than the Pensford Viaduct - Winterbourne Hill from Whiteshill to Beacon Lane, which has beautiful vistas from 30m at the River Frome up to 82m at Winterbourne Hill; potentially expand Bury Hill entry. 	Evaluate whether these areas meet VIH criteria and need to be included.	Bury Hill and Winterbourne Hill identified as VIH. Land north of Huckford Viaduct identified as being of local importance against the criteria.

	Enhance description of the Frome Gorge between Winterbourne Hill and Bury Hill, which makes it sound like a sand dune. It rises from 30-70m with tight rocks and cliffs on both sides.		
VIH8 – Cotswold Scarp			
Hawkesbury Parish Council: ID Map 2739	Might need to include the viewpoint by Somerset monument.	Compare location with existing SVP.	No action, this is called up as LVP 8.
VIH9 – River Avon Valley			
Roger Davidson (member of the public: ID Map 1454	There is a magnificent view (Avon Valley Panorama) across the Avon Valley from Dean Close in Hanham - BS15 3HU which is part of the Avon Valley Woodlands - owned by South Glos Council. To be included and protected.	Check for overlap with SVPs 19b and 20, if none evaluate under SVP work, and reference VP here, as appropriate.	Assessed against SVP criteria as being of local importance.
VIH10 – Hanham Hills			
Ian Jewson (Oneleven): ID Map 1955	Objection to the inclusion of the lower slopes of the Hanham Hills as VIH.	Emphasise lower slope is integral to landform of hill, and identify examples of its visibility.	VIH mapping reviewed and amended as appropriate.
Hanham Abbots Parish Council: ID 1208728	Comments relate to habitat LNRS matters rather than VIH criteria.	--	Comments noted. WECA LNRS is now published.
VIH12 - Wicks/Butchers Hill and Baden Hill			
Redcliffe Homes Ltd: ID 1189049	Importance of this VIH derives from the views looking out to the west, as opposed to the south where land north of Church Lane lies; requires further clarification.	Evaluate whether any parts to the VIH are more prominent in the landscape, and update description as appropriate.	VIH mapping and description reviewed and amended as appropriate.

	Clarification required at Reg 19 whether the protection and enhancement of the VIHs refers to the VIH itself or if it's the views out of the VIHs that requires protection.	CS2 policy wording to be reviewed.	Wording update discussed with Policy team.
VIH15 – Severn Ridges			
Richard Lloyd (member of the public): ID Map 1159	<p>Tockington Hill, the upper boundary is the edge of the cricket field, not where indicated, accepting that the steepness of the slope is less towards its highest point.</p> <p>Tockington Hill is an unusual smoothly domed, open, grassy hill. Formerly a deer park, once part of the Tockington Manor Estate, it has retained its open character from which unimpeded and changing views are available from east to west.</p> <p>There is a splendid panoramic view to the SW from this hillside and the cricket field to Tockington Conservation Area and across to the Pilning Levels and Severn Estuary beyond.</p>	<p>Recheck VIH mapping against contour gradients/heights, and appearance in the landscape.</p> <p>Update description of VIH as appropriate.</p> <p>Evaluate under SVP work, and reference VP if deemed strategic.</p>	<p>VIH mapping reviewed and amended as appropriate.</p> <p>Text amended.</p> <p>Assessed against SVP criteria as being of local importance.</p>
Daphne Havercroft (member of the public): ID Map 2017 / 2019	Key VP at Almondsbury to be included: from the footpath on the Scop looking over the River Severn and from Crantock Drive looking towards the east and Freezing Hill near Bath.	Evaluate under SVP work, and reference VP here, as appropriate.	Assessed against SVP criteria as being of local importance.
Peter Floyd (member of the public): ID Map 3030 / 3031 / 3041:	<p>Viewpoint from the Old Deer Park above Tockington, on the open limestone domed hill that connects both Olveston and Tockington and Old Down with sports facilities on the top of the Down, surrounded by magnificent views of the Severn to the sea.</p> <p>The hillsides from Tortworth to Spaniorum Hill show an important viewpoint from Vicarage Lane above Olveston,</p>	Evaluate under SVP work, and reference VPs if deemed strategic.	Assessed against SVP criteria as being of local importance.

	previously comprising 180 degrees of view of the Severn Valley; recently a hedge on the southern side has limited the view to a footpath to the north in the middle of the adjacent field.		
Chris Enderby (Enderby Land): ID Map 2208	The delineation of the VIH on the south-west side of Thornbury is incorrect, as lower lying land reflecting the landform of a local valley feature. The delineation of the VIH is inconsistent with this topography (i.e. area around the leisure centre to the south, which is at a similar level is excluded from the VIH yet the valley is included).	Refine extent of VIH in relation to contours and how it appears in the landscape on site.	VIH mapping reviewed and amended as appropriate.
VIH16 – Wickwar Ridge			
Julie Reed (member of the public): ID Map 1449	VIH needs extending to cover and protect the whole of Yate Rocks sitting at the bottom of the Wickwar Ridge.	Evaluate whether this area meets VIH criteria and needs to be included.	VIH mapping reviewed and amended as appropriate.
VIH11 – Churchend Ridge			
CEG and the Charfield Landowners Consortium (CEG/CLC): ID 1193626	<p>We consider that this includes land at Charfield that cannot be considered as VIH due to both its topography and visibility in key views. The Landscape Assessment (Tyler Grange, July 2020) submitted as part of the Application ref. P19/2452/O demonstrates that this area of the site cannot be seen in views from Elbury Hill and at the junction between B4058 and Little Bristol Lane; also, the interactive map and text are inconsistent as the map shows 50mAOD whereas the text refers to 45mAOD and this should be addressed.</p> <p>Draft Local Plan fails to detail what protection will be afforded to the identified strategic viewpoints within the policy text.</p>	<p>Recheck VIH mapping against contour gradients/heights, and appearance in the landscape.</p> <p>CS2 policy wording to be reviewed.</p>	<p>VIH mapping reviewed and amended as appropriate.</p> <p>Wording update discussed with Policy team.</p>

VIH13 - Eastwood Park Spur			
Falfield Parish Council: ID Map 1451	<p>The hillside across expanse of rising south facing agricultural fields, west of the A38 between Eastwood Park Garden Centre and Eastwood glamping.</p> <p>Also the Hillside of Brinkmarsh Quarry SSSI from dip in Brinkmarsh Lane, Falfield.</p> <p>Also, suggested potential new SVP in same supporting document.</p>	<p>Update description of VIH as appropriate.</p> <p>Evaluate whether this area meets VIH criteria and needs to be included.</p> <p>Review as part of Annex 2 update.</p>	<p>Text updated.</p> <p>Assessed as being a local hillside rather than VIH.</p> <p>Assessed against SVP criteria as being of local importance.</p>
Pucklechurch Ridge			
Lightwood Strategic	Challenged extent of Pucklechurch Ridge in vicinity of Shortwood Hill, and provided helpful LVA document with plan and description of their specific concerns.	Recheck VIH extent against contours and prominence in landscape.	VIH mapping reviewed and updated.
Stantec/Bloor Homes	<p>The commentary on the Pucklechurch Ridge Visually Important Hillside notes on p.45 that:</p> <p>‘The Pucklechurch Ridge is a prominent rising landform and skyline feature in comparison to the lower-lying adjacent areas of Westerleigh Vale and Kingswood character areas.’ This is then echoed on p.50 under the heading of Visual Prominence, in referencing ‘LCA 6: Pucklechurch Ridge and Boyd Valley which states that “the Pucklechurch Ridge with its</p> <p>distinctive landform and textured land cover, forms a prominent backdrop and skyline to adjacent westerly character areas (LCA 12: Westerleigh Vale and Oldland</p>	Revise description of how Puckelchurch Ridge is seen in the landscape to remove any inconsistencies.	Text amended.

	<p>Ridge and LCA 14: Kingswood).” However, the commentary in the first part of the same paragraph is inconsistent with this in stating that ‘The Pucklechurch Ridge VIH is a visually prominent and pronounced feature in the landscape due to the openness and simple undulating nature of the surrounding area’. The LCA text makes it clear that the prominence of the ridge in the landscape results from height above adjoining areas, not as a result of the character of landscape around them.</p> <p><i>Response:</i> the VIH Visual Prominence commentary should be revised to remove reference to ‘the openness and simple undulating nature of the surrounding area’ which is not what the LCA text states and which is not determinative in the prominence of the VIH.</p>		
VIH6 – Oldland Ridge			
<p>Chris Enderby (Enderby Land): ID Map 2215</p>	<p>The VIH document should indicate how the VIHs have been drawn. There appears to be some inconsistency, e.g. Oldland Ridge is shown as two connected features although, in reality they are separated by the Boyd valley; perhaps these should be noted as separate VIHs. Also, it should be acknowledged that within the VIH some variations in visual prominence do occur at a local level (for example where, existing development provides containment or where there are small, localised variations in topography).</p> <p>The Oldland Ridge not only provides a backdrop to views from parts of the urban areas, it also creates visual containment of the land west of the ridge and edge of the built-up area in views from the landscape to the east (Golden Valley and the CNL). This should be acknowledged in the description.</p>	<p>Clarify further how VIH have been defined on Figure 3.1. and why Oldland Ridge forms 2 linked areas; also, recheck extent against contours and prominence in landscape.</p> <p>Update description, as appropriate.</p>	<p>VIH mapping reviewed. Oldland Ridge now split into 2 and called</p> <p>Text amended.</p>

Stantec/Bloor Homes	<p>Oldland Ridge commentary is confusing in that it frequently conflates under the title of the Oldland Ridge two entirely different landforms, east and west of the Boyd Valley. The Oldland Ridge lies to the west. A series of side valleys emanating from the Cotswolds Escarpment lie to the east. The identified area also includes the valley floor south of Wick.</p> <p><u>Response</u>: the commentary should be reviewed to remove any possible confusion as to what part of the Oldland Ridge and what land is actually lies in the neighbouring side valleys to the east of the River Boyd.</p>	Revise description of how Oldland Ridge is seen in the landscape to remove any inconsistencies.	Text amended.
VIH mapping update			
South Gloucestershire Council: internal	<p>Extent of all VIHs to be reviewed to ensure they correspond to where OS mapping contours denote most prominent hillside/river slopes, ridgeline lines or highpoints.</p> <p>Identify Aust Cliff and outlying hillsides to west of Severn Ridges as VIH, and Mount Hill/Cock Road Ridge as local hillside.</p> <p>Append a checklist of issues to be considered where development or any other significant land use change may physically/visually impact upon VIHs.</p>	<p>Review VIH footprints and extents and refine existing mapping accordingly.</p> <p>SGC will provide checklist for incorporation into document.</p>	<p>VIH footprints updated.</p> <p>Included in Appendix A.</p>

ANNEX 2: STRATEGIC VIEWPOINTS

Respondent issues have been listed with reference to existing SVP or new potential view areas.

Respondent	Summary of Comments	Officer Consideration/ Response	Conclusion/ Action
SVP4 - Views from Old Down			
Richard Lloyd (member of the public): ID Map 1160	Propose the inclusion of a second viewpoint, from Tockington Hill over Tockington with its Conservation Area and across to the Pilning Levels and Severn Estuary beyond. Also called up under ID 1159 for VIH.	Evaluate view against SVP criteria; agree with SGC that merits inclusion as SVP or LVP.	Assessed against the criteria as being of local importance.
SVP17 - View from viewing point at top of deer park			
National Trust: ID Map 2657	Suggest a SVP looking west from Horton Roman Camp, across which the Cotswold Way national trail passes.	Evaluate view against SVP criteria; agree with SGC that merits inclusion as SVP or LVP.	Assessed against the criteria as being of local importance.
Simon Thomas (member of the public): ID Map 1398:	Need to add views from Pucklechurch toward Dyrham and Dyrham church, and towards Abson Church. This must be protected due to the beautiful views and landscape.	Evaluate views against SVP criteria; agree with SGC that merit inclusion as SVP or LVP.	Assessed against the criteria as being of local importance.
Additional viewpoints near Winterbourne			
Winterbourne Parish Council (endorsed by Councillor)	To LCA 13, add view from: - Whiteshill Common to Winterbourne Hill - Mill Lane (or the George and Dragon to Bradley Brook over Grade 1 farmland to Mulgrove Hill, Harry Stoke and Sims Hill/Wallscott	Evaluate views against SVP criteria; agree with SGC that merit inclusion as SVP or LVP.	Flaxpits Pond view from Hicks Common Road added as SVP 30. All other potential views assessed against the criteria as being of local importance.

	<ul style="list-style-type: none"> - (Eastwards) from Hicks Common/Flaxpits Pond across the Frome to Cotswold Edge and Round Hill - view from Beaver Close down the Frome and across to Frampton Cotterell - footpath Railway Bridge above Quarry Barton across Grade1 land to Winterbourne Church and to the Marle Hills beyond - Cloisters to the Winterbourne Railway Viaduct over the Frome valley. 		
Additional viewpoints near Falfield			
Falfield Parish Council	<p>Identified 12No potential additional viewpoints in a supporting document, as follows:</p> <ul style="list-style-type: none"> -1 View looking east across the Village -2 View of Eastwood Park Training Centre from A38 -3 Deer spotting location from Eastwood Park -4 Whitfield Farm Victorian Model Farm -5 View towards Brinkmarsh Quarry from Brinkmarsh Lane -6 A38 panoramic views to Nibley Monument from near Rudge Wood -7 Brinkmarsh Farm -8 A38 panoramic views towards River Severn and wider area from near junction with Old Gloucester Road -9 Deer migration from Eastwood Park 	Evaluate against SVP criteria; agree with SGC that merit inclusion as SVP or LVP.	Assessed against the criteria as being of local importance.

	-10 Cuttsheath Road panoramic views towards River Severn and wider area -11 Cuttsheath Road bench towards Eastwood Park -12 Cuttsheath Road panoramic viewpoint near junction with Cromhall Lane		
Additional viewpoints near Pucklechurch			
Simon Thomas (member of public): ID Map 1398	Views towards Abson Church (e.g. from Pucklechurch), a historic building on a hill and a focal point in the landscape for miles around.	Evaluate view against SVP criteria; agree with SGC that merit inclusion as SVP or LVP.	Assessed against the criteria as being of local importance.