

WCC Local Plan – Landscape Sensitivity Appraisal for Denmead

Although I had a discussion with Linda Thomas about the Denmead Sensitivity Appraisal on 4 Feb, I have since considered Denmead's Appraisal, and offer the following comments. **WCC reponse**

1. What are the circumstances when a more detailed landscape assessment is needed?
The possibility of a more detailed landscape assessment was raised should any internal officers or consultees require us to do further work to assist with final identification of preferred site(s).
2. Para 1.2 bullet 1 – Soberton is not covered in this assessment – delete.
Soberton is mentioned only as the other main settlement within the landscape character area, but will delete anyway.
3. Para 2.2 bullet 3 – Amend to read “..connectivity in village. ...”
Will replace ‘town’ with ‘village’.
4. Para 2.3 bullet 2 – There are 20 listed buildings in the Denmead Neighbourhood Plan area, and 4 within the Denmead Settlement Boundary.
Will add appropriate references.
5. Para 2.3 bullet 5 – Creech Wood should be mentioned here.
Will add appropriate reference.
6. Para 3.1 – Title – add in recent addition – SHLAA site 313.
Agreed.
7. Para 3.5 bullet 5 – Whilst acknowledging that the current bullet (Short views from Forest Road ...) is true, the much more important factor is that the terrain sloping up and southwards from Forest Road is such that any development between Forest Road and the edge of Creech Wood would be blocking the view of the wood from Forest Road (and the existing development to the North of Forest Road), and such development would overlook the village. It is therefore suggested that the classification of the Para 3.5 areas 362 and 2425 would justify Highly Sensitive.
Notwithstanding longer views across village, Linda maintains the rating should remain as shown.
8. Para 3.6 – bullet 2 – The camping site is not licensed, and reference to it should be deleted.
Will insert ‘unlicensed’ for clarification.
9. Para 3.6 - Inhams Lane is regarded as the village's South West boundary, and we consider it important that it remains a rural lane, and keeps its current configuration – grass verges, hedgerows etc. To that effect, we believe that any development to the east of Inhams Lane would be unable to have access through Harvest Road, which is very narrow with no space to enlarge it. This would necessitate access being on and off Inhams lane, and probably significant changes to the Junction of Inhams Lane with Forest Road, all of which would have a significant and detrimental effect on the rural nature of this lane.
Policy issue - no relevance to the LSA.