

Designation of Denmead Neighbourhood Area

September 2012



Winchester
City Council



1.0 DESIGNATION OF DENMEAD NEIGHBOURHOOD AREA

Background:

At its meeting on 4 July 2012 the Council's Cabinet ([CAB2373](#) refers) agreed to publish the area proposed to be covered by the Denmead Neighbourhood Plan (Appendix A) as required by Regulations 5-7 of the Neighbourhood Planning (General) Regulations 2012, which came into force on 6th April 2012.

Para 4.2 of that report detailed the proposed publication arrangements. As a result, the following publicity has been carried out:-

- A copy of the application was placed in Winchester City Council offices, Denmead Parish Council Offices and Waterlooville library;
- At item was placed on both Winchester's and Denmead websites;
- An advert was placed in the Portsmouth News advising where and when the application could be inspected and how to make representations (Appendix B)
- Winchester City Council's LDF e-newsletter ([Issue 29 June 2012](#)) included an article and links to the relevant web pages, again informing people of where and when the application could be inspected and how to make representations;
- An item was placed on public notices boards in Denmead;
- A letter was sent to those on the Council's LDF mailing list with a PO7 postcode informing them of where and when the application could be inspected and how to make representations, in addition the statutory consultees and agencies were informed. (Appendix C and D)

The documents and accompanying plan were available for inspection until 3rd September 2012.

A key matter debated in that report was the coverage of the Neighbourhood Area to specifically exclude a small part of the Parish that lies in the South Downs National Park and the MDA at Waterlooville – para 4.3 refers which stated :-

“Under Section 61G(4) of the Town and Country Planning Act 1990 (as amended by the Localism Act 2011), the local planning authority must consider the desirability of designating the whole of the area of a parish council as a neighbourhood area. It is considered that excluding the South Downs National Park is appropriate, and in any event the City Council is not the local planning authority for that part of the Parish. Furthermore, given the fact that the West of Waterlooville Major Development Area (MDA) now has planning permission for being fully developed, it is also considered appropriate to exclude the part of the Parish falling within the MDA Park from the neighbourhood area.”

Having considered the report, Cabinet resolved as follows :

- 1. That the application from Denmead Parish Council for designation, and the award of "front runner" status to the application, be noted.*
- 2. That delegated authority be granted to the Head of Strategic Planning to undertake any necessary publicity and consultation, in conjunction with Denmead Parish Council, in order to comply with the relevant provisions of The Neighbourhood Planning (General) Regulations 2012.*
- 3. That, subject to no adverse representations being received on the application, the part of the Parish of Denmead shown on the plan included as Appendix A to the Report be designated as the Denmead Neighbourhood Area, to be covered by the Neighbourhood Development Plan being prepared by Denmead Parish Council.*

Representations received and Recommendation :

At the close of the consultation period, 8 representations had been submitted to Winchester City Council. These are summarised in the table at Appendix E, together with a brief response.

Having given the representations due consideration, it is concluded that none raise any "adverse representations" regarding the principle of designating the Denmead Neighbourhood Area, such as to warrant a departure from either the designation process or the area to be designated as originally submitted and illustrated on the plan at Appendix A.

In accordance with the third resolution of Cabinet on 4 July 2012, I have therefore concluded that no adverse representations have been received on the application, and therefore the area to be covered by the Denmead Neighbourhood Plan is confirmed as that illustrated on the plan at Appendix A, and that Denmead Parish Council are the designated body to undertake preparation of the Neighbourhood Plan in compliance with the Neighbourhood Planning (General) Regulations 2012.

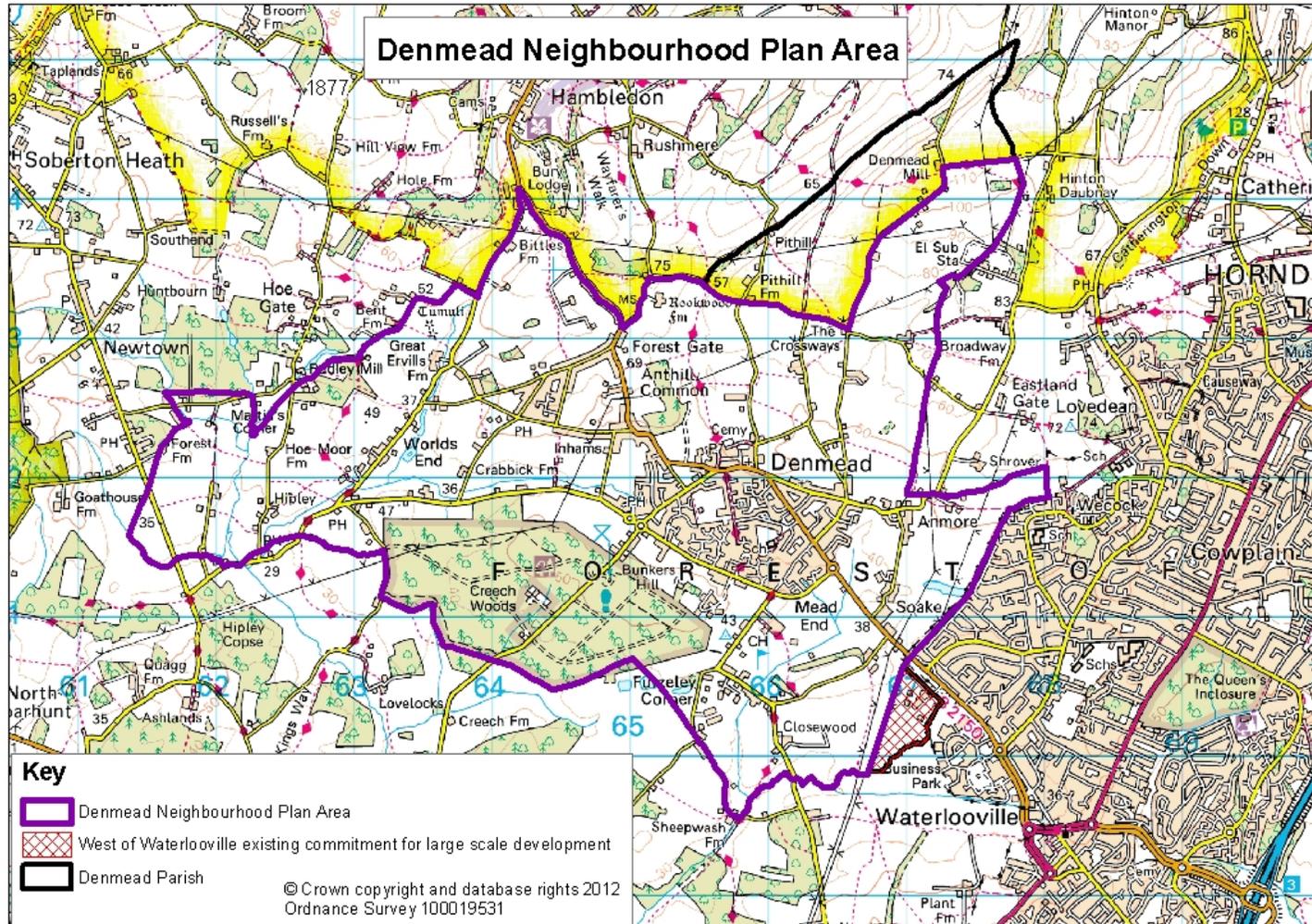
Signed:



Steve Opacic
Head of Strategic Planning

Dated: 17th September 2012

Appendix A



**Town and Country Planning, England
The Neighbourhood Planning (General) Regulations
2012**

Denmead Neighbourhood Plan

In August 2011 Department of Communities and Local Government accepted and agreed an application by Winchester City Council on behalf of Denmead Parish Council, to be a 'Neighbourhood Planning Front Runner'.

The area to be covered by the Neighbourhood Plan includes the Parish of Denmead but specifically excludes that part of the Parish that now lies in the South Downs National Park and that part covered by the West of Waterlooville major development area which is currently being developed.

Winchester City Council resolved to support the application for the Neighbourhood Plan by Denmead Parish Council on 4 July 2012, in accordance with the 2012 Neighbourhood Planning Regulations.

A copy of the application and accompanying map can be viewed on the City Council's website <http://www.winchester.gov.uk/planning-policy/neighbourhood-plans/> and at Denmead Parish Offices (The Old School, School Lane, Denmead, PO7 6LU) during office hours Monday – Friday 9.30 am to 1pm.

If you have any comments in relation to the area to be covered by the Denmead Neighbourhood Plan or its proposed contents as set out in the application these must be made in writing (or email) and sent to :-

Head of Strategic Planning,
Winchester City Council,
City Offices,
Colebrook Street,
Winchester,
Hampshire
SO23 9LJ

Email LDF@winchester.gov.uk

Comments must be received by midday on Monday 3rd September 2012

Appendix C

Letter to those on LDF database informing them of the pending declaration:

Your Ref:
Our Ref: SO/eb
Enq to: Steve Opacic
Direct Line: 01962 848101
Email: LDF@winchester.gov.uk

13 July 2012

Dear Mr

Denmead Neighbourhood Plan

I am writing to advise you, as you have shown an interest in planning matters in the past that Denmead Parish Council has applied to undertake the preparation of a Neighbourhood Plan for its area.

Winchester City Council has supported this and Denmead is one of the Government's 'front runners', leading production of a Neighbourhood Plan which will include the allocation and designation of land for specific purposes.

To comply with the Neighbourhood Planning Regulations 2012, the area to be covered by the Neighbourhood Plan must be advertised and brought to the attention of those that live, work and do business locally. The boundary has been drawn to exclude that part of Denmead Parish that lies in the South Downs National Park as this is now a separate planning authority, and to exclude the major development area at West of Waterlooville as this has planning permission and is being developed.

A copy of the application and accompanying map can be viewed on the City Council's website <http://www.winchester.gov.uk/planning-policy/neighbourhood-plans/> and at Denmead Parish Offices (The Old School, School Lane, Denmead, PO7 6LU) during office hours Monday – Friday 9.30 am to 1pm.

Therefore, if you have any comments on the extent of the area to be covered by this Neighbourhood Plan or its proposed contents as set out in the application, these must be made in writing (or email) to:

Head of Strategic Planning,
Winchester City Council,
City Offices,
Colebrook Street,
Winchester,
Hampshire
SO23 9LJ

Email LDF@winchester.gov.uk

by midday on **Monday 3rd September 2012**

PLEASE MAKE CLEAR THAT YOUR COMMENTS RELATE TO 'DENMEAD NEIGHBOURHOOD PLAN'

Further details about Denmead's progress can be read on the Denmead Neighbourhood Plan website <http://www.denmeadneighbourhoodplan.org.uk/>

Please contact the Parish Council direct if you wish to become involved:

<http://www.denmeadparishcouncil.co.uk/>

Tel : 023 9224 7947

Yours sincerely,



Steve Opacic
Head of Strategic Planning

Appendix D

Letter to statutory consultees and neighbouring authorities

Your Ref:
Our Ref: SO/eb
Enq to: Steve Opacic
Direct Line: 01962 848101
Email: LDF@winchester.gov.uk

For the attention of

13th July 2012

Dear Sirs

Town and Country Planning, England
The Neighbourhood Planning (General) Regulations 2012

Denmead Neighbourhood Plan

I am writing to advise you that Denmead Parish Council has formally applied to undertake the preparation of a Neighbourhood Plan for its area. Winchester City Council is supporting this process and Denmead is one of the Government's 'front runners', leading the production of a Neighbourhood Plan which will include the designation of land for specific purposes.

To comply with the above regulations the application and area to be covered by the Neighbourhood Plan must be advertised and brought to the attention of those interested in the area. The boundary has been drawn to exclude that part of Denmead Parish that lies in the South Downs National Park as this is now a separate planning authority, and to exclude the major development at West of Waterlooville as this has planning permission and is being developed.

The application and map to accompany the Neighbourhood Plan can be viewed on the Council's website <http://www.winchester.gov.uk/planning-policy/neighbourhood-plans/> and at Denmead Parish Council's Offices (The Old School, School Lane, Denmead, PO7 6LU) during office hours Monday –Friday 9.30 am to 1pm.

Therefore, if you have any comments on the extent of the area to be covered by this Neighbourhood Plan or its proposed contents as set out in the application these must be made in writing (or email) to:

Head of Strategic Planning,
Winchester City Council,
City Offices,
Colebrook Street,
Winchester,
Hampshire
SO23 9LJ
Email LDF@winchester.gov.uk

by midday on **Monday 3rd September 2012**

Yours faithfully,

A handwritten signature in black ink, appearing to read 'S. Opacic', written in a cursive style.

Steve Opacic
Head of Strategic Planning

Appendix E

Summary of Representations Received and WCC response

Name of Respondant	Summary of Representation	WCC Comment
Natural England	Ack the commencement of preparation of a neighbourhood plan and advise the Council of a joint publication published by Natural England, Environment Agency, Forestry Commission and English Heritage entitled " Planning for the environment at the neighbourhood level "	Comment noted
Hampshire County Council	No representations to make on the boundary, but comment that HCC in its capacity as highway authority would be interested in development that individually or cumulatively impacts on the highway network. HCC advise that proposals in the plan should refer to the need for transport assessments. In relation to recreation and open space HCC advise that the plan should refer to the Countryside Access Plan for Hampshire, and particularly its and other references to the Forest of Bere and the Countryside Recreation Network project which includes Denmead.	<p>The level of development in Denmead will be required to be in compliance with that set out in the emerging Local Plan Part 1 – Joint Core Strategy, where numerous assessments have been undertaken to determine the appropriate amount of development for Denmead over the next 20 years.</p> <p>Agree, the neighbourhood plan will need to refer to various countryside initiatives given its location and proximity to recognised recreational sources.</p>
English Heritage	Can understand the rationale to exclude the MDA at West of Waterlooville from the plan area but not that part of the parish that lies in the South Downs National Park. Would request that the plan recognises the importance of the historic environment of the parish.	CAB2373 specifically addresses the issue of the boundary in relation to the South Downs National Park and West of Waterlooville at para 4.3 which states : <i>Under Section 61G(4) of the Town and Country Planning Act 1990 (as amended by the Localism Act 2011), the local planning authority must</i>

Name of Respondant	Summary of Representation	WCC Comment
		<p><i>consider the desirability of designating the whole of the area of a parish council as a neighbourhood area. It is considered that excluding the South Downs National Park is appropriate, and in any event the City Council is not the local planning authority for that part of the Parish. Furthermore, given the fact that the West of Waterlooville Major Development Area (MDA) now has planning permission for being fully developed, it is also considered appropriate to exclude the part of the Parish falling within the MDA Park from the neighbourhood area.</i></p> <p>Therefore it is considered that the boundary as originally propose is the most appropriate. Agree the plan should refer to its historic environment at relevant to its policies and proposals.</p>
Mark Williams	Concern that the level of development will have a detrimental impact on the roads in the locality which is also having to deal with the development at the West of Waterlooville.	The level of development in Denmead will be required to be in compliance with that set out in the emerging Local Plan Part 1 – Joint Core Strategy, where numerous assessments have been undertaken to determine the appropriate amount of development for Denmead over the next 20 years.
South Downs National Park Authority	Do not object to the plan area excluding that part of the parish that lies in the National Park, but request that the plan has regard to Park purposes.	Comment noted.

Name of Respondant	Summary of Representation	WCC Comment
Southern Planning Practise (on behalf of Persimmon Homes)	Act for clients promoting land in Kidmore Lane for a mix of market and affordable housing together with community facilities, including open space.and are keen to work with the Parish Council and local community to develop a scheme that would meet identified local objectives.	Comment noted
Highways Agency	Are concerned about any potential impact on the strategic road network and advise that on this occasion there are no such impacts so have no comment to make.	Comment noted
Hampshire and Isle of Wight Wildlife Trust	Comment that Creech Wood falls within the Plan area and request that the Trusts vision and aspirations for the Forest of Bere are reflected in the Plan.	Comment noted