

Draft Winchester District Local Plan Part 2

Recommended Responses to Issues Raised

DENMEAD

1. A summary of all the representations on the draft Local Plan relating directly to Denmead was presented to the Cabinet (Local Plan) Committee on 30 March 2015 – report CAB2676(LP) Appendix 3. That report contains a full summary of comments by Local Plan policy/paragraph/map. Copies of all representations are available on the Council's web site:
<http://documents.winchester.gov.uk/LPP2/Default.aspx>
2. Few comments were made to LPP2 in relation to Denmead given at the time of LPP2 publication Denmead was advanced with the preparation of its Neighbourhood Plan. The Neighbourhood Plan has since had a successful Referendum and has been 'made' by Winchester City Council at its meeting on 1 April 2015. This means that the Neighbourhood Plan will now be used in the determination of planning applications.
3. With regard to comments received to LPP2 in relation to Denmead, these cover the lack of a review of the Denmead-Waterlooville gap as part of the neighbourhood plan process or LPP2 and the allocation of sites for development.
4. The Denmead Neighbourhood Plan defines the Denmead Gap in policy 1 and includes an appendix which not only refers to the PUSH Framework for Gaps but then describes the process undertaken which confirms the continued use of the existing gap boundaries. There is also reference to existing buildings which it is acknowledged will be allowed to make small alterations providing that they do not compromise the integrity and nature of the Gap. The principle of a Gap between Denmead and Waterlooville is established in Local Plan Part 1 (policy CP18). The approach adopted by the Neighbourhood Plan to the Gap is consistent with that applied in the draft Local Plan Part 2 across the District, defining all the land between the respective built-up areas. The Gap is defined in the Neighbourhood Plan and there is no reason for the Local Plan Part 2 to review the Gap.
5. Further representations suggests that development should be spread around the village so that the infrastructure can cope or promote sites for development. The allocation of sites for development has been undertaken through the preparation and publication of the Neighbourhood Plan. A neighbourhood plan is tested to determine whether it complies with a number of 'basic conditions', one of which is that it must be in accordance with the strategic plan for the area, which in this case is LPP1. The Neighbourhood Plan has followed the necessary regulations and statutory advice and has been subject to independent examination. It also received a positive outcome at the referendum held on 5 March 2015. There is therefore no requirement for LPP2 to allocate sites for development in Denmead.

6. The Denmead Neighbourhood Plan however, does not include development management policies and will still require a proposals map in LPP2 to indicate policy restraints.
7. It is with regard to this matter that Denmead Parish Council has submitted a representation to LPP2 requesting that Map 4 should be updated to reflect the necessary policy data.
8. A revised policy map for Denmead is appended. In addition, given the confirmation of the Neighbourhood Plan the section of LPP2 covering Denmead has been updated to reflect this and is set out in full at Appendix 1.

Appendix 1 Proposed Changes to Local Plan Part 2

4.9 DENMEAD

- 4.9.1 In September 2012, the City Council, as local planning authority, designated a 'Neighbourhood Area' to cover the majority of Denmead Parish for the purpose of preparing the [Denmead Neighbourhood Plan](#) (DNP). ~~The DNP was~~ This is being prepared by a working party of the Denmead Parish Council, which is a "qualifying body" for making a neighbourhood plan under the Planning and Compulsory Purchase Act 2004 (as amended by Localism Act 2011).
- 4.9.2 The Neighbourhood Area excludes that part of the Parish within the South Downs National Park, as well as a small area in its south-eastern corner that is part of the West of Waterlooville Strategic Housing Allocation (see Policy SH2 of Local Plan Part 1).
- 4.9.3 A Neighbourhood Plan is required to comply with the Neighbourhood Planning Regulations 2012 and follow specific stages. The 'Pre-Submission' Neighbourhood Plan was approved by the Parish Council in March 2014 and published for public consultation ~~for six weeks~~ under Regulation 14 of the Neighbourhood Planning (General) Regulations 2012. ~~Following this t~~The Plan was amended, as necessary, in the light of representations received and a revised plan was submitted to the City Council as the local planning authority. The City Council published the Neighbourhood Plan in September 2014 for a further six weeks to enable any further representations to be made ~~before the Plan was formally submitted~~ before the Plan was formally submitted for examination by an independent examiner. The Examiner's report was received by the City Council in December 2014, recommending that the DNP met the basic conditions and could proceed to referendum. A referendum for local residents was held on 5 March 2015 with a successful outcome receiving a majority support for the Plan. ~~Subject to a successful outcome from the examination, a referendum will be held for local residents. If there is majority support for the Plan (51% or more of votes cast). Following this the DNP was formally 'made' by the City Council on 1 April 2015 and became part of the~~ it can be formally adopted by the City Council as part of the statutory development plan for Winchester District.
- ~~4.9.4 As the LPP2 is not due to be adopted until mid 2016, the DNP will need to conform with Part 1 of the Local Plan and the relevant 'saved' policies of the 2006 Local Plan Review. The Neighbourhood Plan's preparation alongside LPP2, however, means that its policies will also need to take account of the emerging policies of this document. While T~~ The Denmead Neighbourhood Plan will make site allocations and incorporate a number of specific policies for Denmead, however, the Development Management policies of LPP2 (see Chapter 6 below) will also apply to Denmead and will form part of the development plan for the area.

- 4.9.5 As the Neighbourhood Plan has been subject to a separate process of preparation and approval from LPP2 the policies as shown on the Neighbourhood Plan Proposals Map and Inset Map, do not form part of the LPP2 and are illustrated for information only.
- 4.9.6 The strategic policies of LPP1 will continue to be applied to the Neighbourhood Plan area, along with the relevant policies of this Plan. Together with the Neighbourhood Plan, these will be the basis for the consideration of planning applications and other development proposals in Denmead.

Denmead Neighbourhood Plan: Summary of Proposals

- 4.9.7 The Submission Neighbourhood Plan includes a series of policies and proposals on the following matters –

Land Use Policies

1. Spatial Plan
2. Housing Allocations:
 - i Land East of Village Centre
 - ii Land off Tanners Lane
 - iii Land at Baptist Church, Anmore Road
 - iv Land off Anmore Road
3. Housing Design
4. Parklands Business Park, Forest Road:
 - i. Care home
 - ii. Changes of use
 - iii. Lorry park
5. Sports & Leisure Facilities
6. Public Car Park at Hambledon Road/Kidmore Lane
7. Burial Ground
8. ~~Travellers' Accommodation~~

Other Non-Statutory Proposals

1. Green Infrastructure
2. Denmead Village Centre
3. Locally Listed Buildings
4. Infrastructure Projects
5. Travellers' Accommodation

- 4.9.8 ~~The Neighbourhood Plan is subject to a separate process of preparation and approval from LPP2 (see 4.9.3 above). The policies, including the main Proposals Map and an Inset Map, do not form part of this Plan and are included for information only (see summary map below). Consultation on the Neighbourhood Plan is being undertaken separately from the LPP2 and the City Council is not able to accept comments on LPP2 that relate to matters dealt with by the Neighbourhood Plan.~~
- 4.9.9 ~~The strategic policies of LPP1 will continue to be applied to the Neighbourhood Plan area, along with the relevant Development Management policies of this Plan (Chapter 6). Together with the Neighbourhood Plan, these will be the basis for the consideration of planning applications and other development proposals in Denmead.~~

~~Denmead Village Centre~~

- 4.9.10 ~~The Neighbourhood Plan's non-statutory proposal to support infrastructure improvements to the village centre should be read in conjunction with Policy DM7 (Chapter 6). This updates saved WDLPR policy SF1, regarding development in defined town and village centres, including Denmead. The boundaries of the village centre and the Primary Shopping Frontages have been reviewed, taking account of advice in the Winchester Retail Study Update (2014). The Local Plan Part 1 defines Denmead village centre as a 'local centre' and no Primary Shopping Frontages are proposed in this smallest level of centres. The village (now 'local') centre boundary has been reviewed and no change to it is proposed.~~

~~Open Spaces~~

- 4.9.11 ~~Open spaces in Denmead currently protected from development by WDLPR saved policies RT1 and RT2 have been re-assessed in terms of their importance for recreational and/or amenity purposes. The results of this review, in terms of which areas continue to be protected, are set out in the updated Open Space Strategy. New Policy DM5 now supersedes RT1 and RT2 and the open spaces protected under the policy are shown on the Local Plan Policies Map.~~

Proposed Changes to Policies Map for Denmead

Key to Policies Maps Showing Required Amendments to the Current Adopted Policies Map

Policies saved in 2006 Winchester District Local Plan Review - to be deleted

-  CE 2 - Gap
-  H3 - Settlement_Boundaries
-  S2_4_7_10_12_14_15_ Settlement_Proposals
-  SF1 - Town_Centre_Boundary
-  SF5 - Primary_Shopping_Area
-  T12 - Safeguarded Land
-  T2 - Development Access
-  RT1_RT2&RT5 - Amentity and Recreation Areas

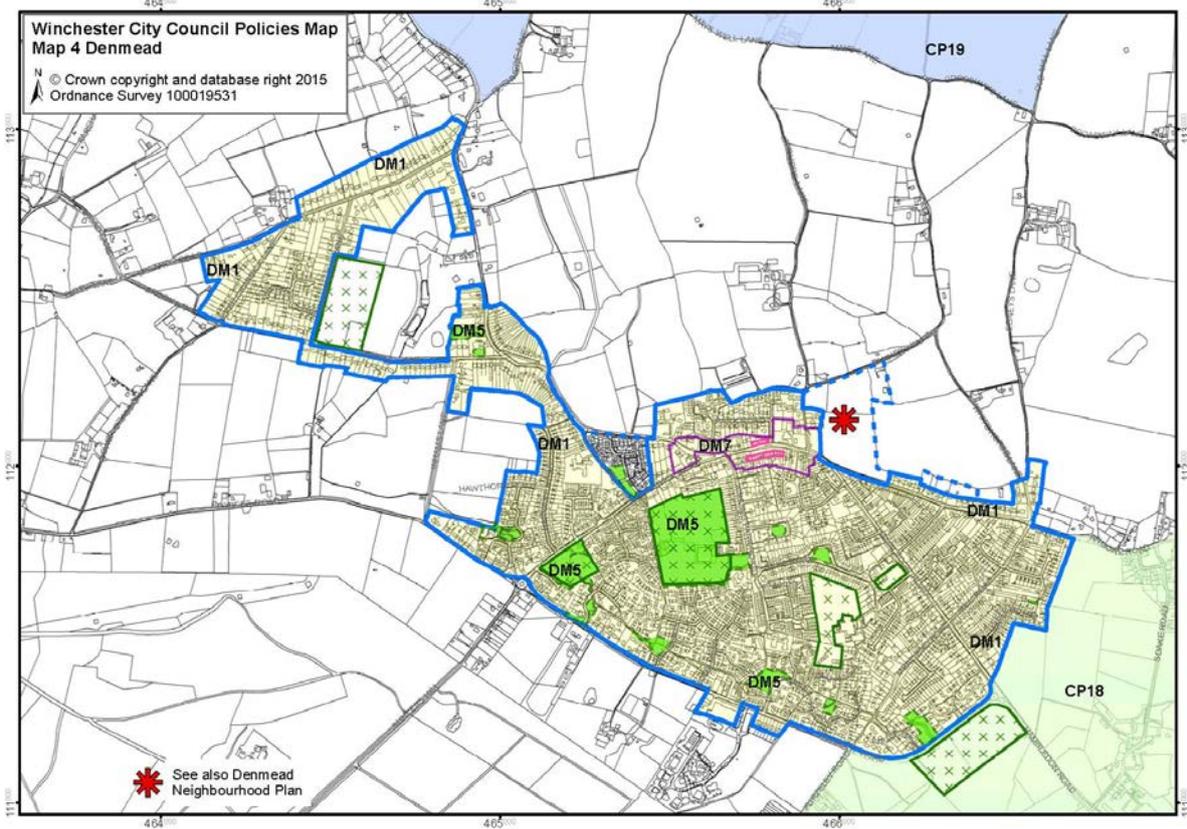
Policies adopted in Local Plan Part 1

-  Strategic Allocations - approximate area of development SH2, SH3
-  Strategic Allocations - approximate area of Green Infrastructure SH2, SH3

Policies proposed in Local Plan Part 2

-  Site Allocations - Housing
-  Site Allocations - Green Infrastructure
-  Site Allocations - Employment
-  CP18 - Gaps
-  DM1 Settlement Boundaries
-  DM7 Town Centres
-  DM8 Primary Shopping Frontage
-  DM5 - Open Areas
-  Winchester_District_Boundary
-  South Downs National Park

Polices Map Inset Showing Changes from Adopted Plan for Denmead



Key to Proposed Final Policies Maps

Policies adopted in Local Plan Part 1

-  Strategic Allocations - approximate area of development SH2, SH3
-  Strategic Allocations - approximate area of Green Infrastructure SH2, SH3

Policies proposed in Local Plan Part 2

-  Proposed Allocations Housing
-  Proposed Allocations Green Infrastructure
-  Proposed Allocations Employment
-  SHUA5 - Botley Bypass safeguarding
-  DM1 - Settlement Boundaries
-  DM1 in SDNP
-  DM5 - Open Areas
-  DM7 - Town Centres
-  DM8 - Primary Shopping Frontage
-  DM27, DM28 Conservation Areas
-  CP18 - Gaps
-  Countryside
-  Winchester_District_Boundary
-  South Downs National Park

Summary Map of Denmead Policies

