

# Denmead Neighbourhood Plan 2011-2031

## Submission Plan



***DNF***

Denmead Neighbourhood Forum

*A Frontrunner community group, operating as a Working Party of the Parish Council, producing a Neighbourhood Plan for Denmead*

Published by Denmead Parish Council under the Neighbourhood Planning (General) Regulations 2012 and in accordance with EU Directive 2001/42

**V6 August 2014**

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## Submission Plan

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## Foreword

Within the Localism Act introduced by this Government there is provision for communities to shape their own future at a local level through preparing a Neighbourhood Plan. In 2011, Denmead Parish Council took up this opportunity and was successful with its application to become a 'Front Runner' in the third wave of Neighbourhood Planning pilot schemes. To date Denmead is the only Parish in the Winchester City Council district that has taken the step of preparing a Neighbourhood Plan.

As well as time spent on research through interviews and examination of strategic and factual evidence, the Denmead Neighbourhood Plan Steering Group has carried out many hours of consultation with residents and has taken into account comments and concerns about the village of Denmead and its surroundings. This work has resulted in a Plan which sets out a vision for Denmead and which will ensure that the Parish continues to develop as a vibrant community whilst retaining its rural character for future generations.

This Plan has been produced by a Neighbourhood Plan Steering Group including equal numbers of Parish Council members and community volunteers. It is appropriate to record thanks to both the Winchester City Council's Officers who provided support to the work and to rCOH, a firm of consultants who specialise in helping Neighbourhood Plans teams in their work.

Once the Plan has been approved, following a favourable referendum, the Denmead Neighbourhood Plan will take its place alongside the Winchester City Council Local District Plan as the starting point for the determination of where development should take place in Denmead, and importantly where it shouldn't happen. The Plan also considers the business community; the village centre; and the need for environmental and recreational infrastructure, all of which are part of Denmead during the years up to 2031, which is the lifetime of this Plan.

Cllr Neil Lander-Brinkley

Chairman

Denmead Neighbourhood Plan Steering Group

## List of Policies & Proposals

### Land Use Policies

1	Spatial Strategy
2	Housing Allocations
3	Housing Design
4	Parklands Business 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

# 1. Introduction

## Purpose

1.1 Winchester City Council (WCC), the local planning authority, has designated a Neighbourhood Area to cover the majority of Denmead Parish for the purpose of preparing the Denmead Neighbourhood Plan (DNP). The designation was approved by WCC on 17 September 2012 and the DNP is being prepared by a working party of Denmead Parish Council (DPC), which is a qualifying body for making a neighbourhood plan.

1.2 The Area excludes that part of the Parish inside the administrative area of the South Down National Park Authority (shown edged yellow on Figure A). It also excludes the small part of the Parish in its south eastern corner that forms part of the 'West of Waterlooville' strategic housing development scheme (shown in red hatch on Figure A).

1.3 The parish boundary is shown on Figure A (in black) in relation to the adjoining parishes in Winchester District – Southwick & Widley, Boarhunt, Soberton and Hambledon – and to the town of Waterlooville in Havant Borough to the east. The parish of Horndean in East Hampshire district also has a border with Denmead parish.

1.4 The Neighbourhood Plan is being prepared in accordance with the Neighbourhood Planning Regulations 2012, the Localism Act 2011, the Planning & Compulsory Purchase Act 2004 and the European Directive 2001/42 on Strategic Environmental Assessment. The plan establishes a vision of the future of the parish and sets out how that vision will be realised through planning and controlling land use and development change. Specifically, the DNP proposes how much new housing should be built in the parish up to 2031 and where this housing should be built.

1.5 This document is the submission version of the DNP that will be subject to independent examination.

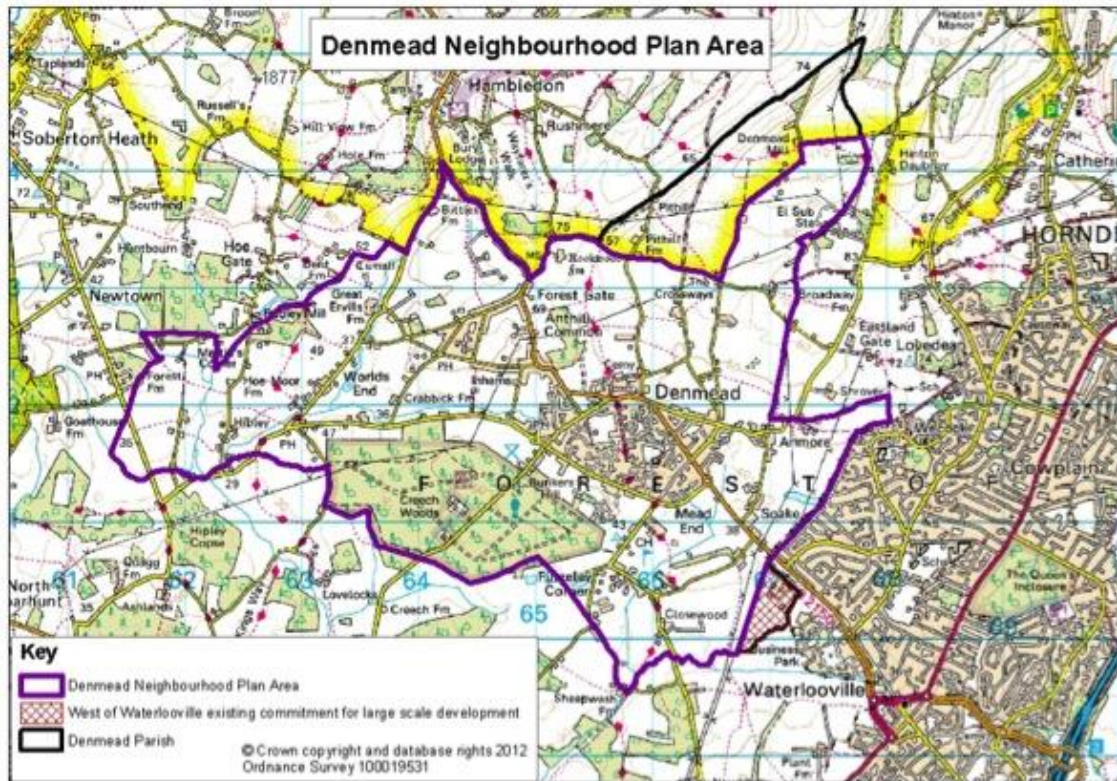


Figure A: The Designated Denmead Neighbourhood Area

## Neighbourhood Development Plans

1.6 The DNP is amongst the first Neighbourhood Development Plans prepared in England since the 2011 Localism Act. The National Planning Policy Framework states:

*“The application of the presumption (in favour of sustainable development) will have implications for how communities engage in neighbourhood planning. Critically, it will mean that neighbourhoods should:*

- *develop plans that support the strategic development needs set out in Local Plans, including policies for housing and economic development;*
- *plan positively to support local development, shaping and directing developments that are consistent with their neighbourhood plan to proceed”.* (para.16)

*“Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need. Parishes ... can use neighbourhood planning to set planning policies through neighbourhood plans to determine decisions on planning applications; and grant planning permission through Neighbourhood Development Orders and Community Right to Build Orders for specific development which complies with the order”.* (para.183)

*“Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community. The ambition of the neighbourhood should be aligned with the strategic needs and priorities of the wider local area”.* (para.184)

*“Outside these strategic elements, neighbourhood plans will be able to shape and direct sustainable development in their area. Once a neighbourhood plan has demonstrated its general conformity with the strategic policies of the Local Plan and is brought into force, the policies it contains take precedence over existing non-strategic policies in the Local Plan for that neighbourhood, where they are in conflict”.* (para.185)

## **Strategic Environmental Assessment**

1.7 The local planning authority, WCC, has issued a screening opinion requiring the DNP to be subject to a Strategic Environmental Assessment (SEA) under the EU Directive 2001/42. This requires that the environmental effects of the DNP policies are assessed against a series of environmental objectives during their formulation.

1.8 The SEA process has therefore run in parallel with the preparation of the DNP, beginning with a scoping report to set out the proposed sustainability objectives and evidence base on which the DNP and SEA has been based. This report was circulated to the statutory authorities in January 2014 for consultation in accordance with the Environmental Assessment of Plans & Programmes Regulations 2004.

1.9 A draft SEA report accompanied the Pre-Submission version of the DNP for consultation in accordance with the regulations. Its final version accompanies this Submission version of the DNP, having taken into account comments received during the consultation period. In addition, showing how the plan “contributes to the achievement of sustainable development” is one of the ‘basic conditions’ of the 1990 Act and therefore a requirement of the DNP.

1.10 The DNP will also be in conformity with, and refine, the Winchester development plan (i.e. the Winchester District Local Plan Part 1- Joint Core Strategy and the ‘saved’ policies of the 2006 Local Plan Review). The emerging Local Plan Part 2 – Development, Management & Site Allocations will be adopted under the framework of the development plan and will comprise part of the planning policy framework for the district. As such, the DNP will help to achieve sustainable development by ensuring that its development policies and proposals will meet the needs of people living and working in the parish, while at the same time helping to ensure that any adverse environmental impact is minimised.

## **The Plan Preparation Process**

1.11 This document is Denmead's Neighbourhood Plan, and is based on significant new research and engagement with the local community. It addresses the future challenges for the rural area, and includes those challenges coming from the population profile and needs, housing affordability, climate change, bio-diversity protection and the changing needs and demands of local people.

1.12 At the start of the process, a Steering Group was formed consisting of

members of the Parish Council, the Village Association, and other volunteers. The Steering Group developed a Vision and core principles for Denmead, which guided their thinking in working on and producing this Neighbourhood Plan.

1.13 The process of preparing and seeking final adoption of the DNP is in accordance with the Neighbourhood Plan Regulations 2012 and has been agreed by Denmead Parish Council.

1.14 The process up to submission comprises three main stages:

- Evidence gathering and community engagement – an extensive exercise carried out since 2012 using the work completed by WCC as part of its Local Plan Part 2 and by the Steering Group in hosting community events (see 1.17 below)
- Pre-Submission DNP – this comprised the draft vision, objectives, policies and the Proposals Map for a statutory six week public consultation period (under Regulation 14 of the Regulations)
- Submission DNP – this has taken into account the representations received on the Pre Submission Plan during the public consultation period and has been amended as necessary for submission to WCC for examination

1.15 If received and accepted by WCC under Regulation 15 of the Regulations for examination, the DNP will be publicised for six weeks under Regulation 16. The DNP will then be submitted for examination under Regulation 17, with an independent examiner having been appointed.

1.16 If the examiner deems the DNP meets the basic conditions of a Neighbourhood Plan, the DNP will be recommended to WCC to proceed to a referendum. If supported by a majority vote at the referendum, the DNP will be 'made', i.e. the DNP will become part of the development plan for that part of the parish of Denmead it covers for the period 2011 – 2031.

## **Consultation**

1.17 There have been three main consultation activity periods – in Autumn 2012, Spring 2013 and Summer 2013 – that have sought the opinions and preferences of local people on a wide range of planning issues in the parish. The most recent activity tested different development 'scenarios' in terms of the number and size of housing development sites, without being site-specific. The Neighbourhood Plan Steering Group has also overseen the preparation of a number of background reports and studies, which have been assembled in the evidence base.

1.18 The Pre-Submission DNP was published by the Parish Council for public consultation for a six week period commencing Monday, 10 March 2014 and ending on Monday, 21 April 2014. The full details of that statutory



consultation exercise and of all the other engagement activities are included in the Consultation Statement accompanying this version of the DNP for examination.

## 2. State of the Parish

### An Introduction to the Parish of Denmead

2.1 Denmead is situated 12 miles North of Portsmouth, 17 miles south east of Winchester, and from approximately 1200AD was not a clearly defined settlement site such as Hambledon or East Meon, but rather a number of scattered farms and cottages. The area now known as Denmead was part of the Forest of Bere, which stretched from the Meon Valley in the West to Havant in the East.

2.2 Denmead started (in about 1199) as a sub-manor of the Manor of Hambledon, and its name came from the Old English words “denu”, meaning hollow or valley, and “mede”, meaning meadow, and therefore means “meadow in the valley”. During the late 18th and early 19th centuries, although Denmead continued to be an extension of Hambledon, the area was obviously fairly prosperous. This prosperity was based mainly on the production of wheat for near and distant markets. By the 19th century, Denmead was one of a number of hamlets; others included Barn Green, World’s End, Anmore, Furzeley Corner and Pit Hill.

2.3 In 1874, a Board School, now the Community Centre, was opened with 57 children on the register. By 1880 the village was large enough to need its own Church, and in that year All Saints was built. Denmead was chosen as the name of the new parish.



Figure B: Historic Map of Denmead

### Selected Parish Information

2.4 The following information is drawn from a variety of sources, most especially the Denmead Data Set published by WCC in August 2013 but also

the Rural Community Profile for Denmead provided by Action for Rural England (Rural Evidence Project).

### Environmental & Heritage Assets

- The South Downs National Park lies just to the north of the village, although outside the designated Neighbourhood Area
- Designated wildlife sites - there are 19 Sites of Interest for Nature Conservation (SINC) in the parish mainly covering meadows, woodlands (including ancient and semi-natural woodlands) and Anthill Common.
- Heritage assets - there are no designated heritage sites within the immediate vicinity of Denmead but there are 4 grade II listed buildings within the settlement boundary and a further 16 buildings elsewhere in the parish – the Parish Council will be working with WCC on identifying 'locally listed' buildings in the parish shortly; pending that activity, a preliminary list of such buildings and features is included in the evidence base
- Denmead lies along the upper reaches of the Wallington River which flows into Portsmouth Harbour via Fareham Creek; a substantial area of housing is covered by Flood Zone 3 that cuts through the settlement along Harvest Road and across Hambledon Road and in the area northwest of Creech View across Forest Mead to the field drains to the southeast of the settlement.
- There is no grade 1 agricultural land in the vicinity of the settlement.

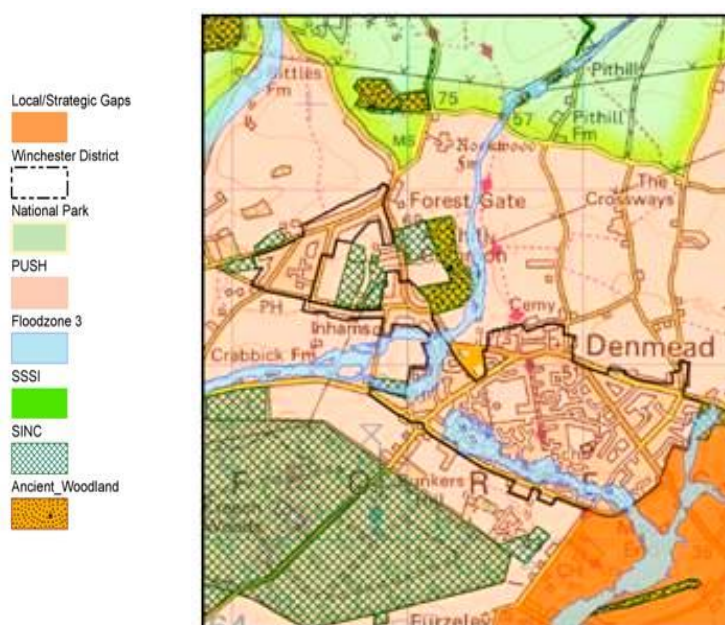


Figure C: Map of Denmead Environmental Designations

### Population & Housing

- No of dwellings: 2,831 (2011) v 2,642 (2001)
- Population estimate: 6,735 (2011) v 6,190 (2001)
- Homes tenure: 2,245 Privately owned, 225 Council/RSL rented, 211

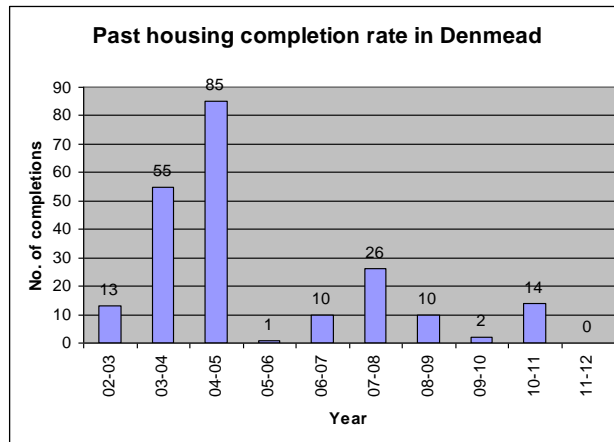
Privately rented

Source: 2011/2001 Census data, ONS

- Number of households with local connection – 147

Source: the Hampshire Home Choice Register July 2012 (Note – the number of households with local connection equals the number of households identified as being eligible for affordable rural housing in a village to which they had a local connection by reason of family, residence or employment. These households are also included on the housing register)

- No of new houses built- last 10 years (2002/03-2011/12) – note the total for year 2012/13 was 50 dwellings:



Source: Hampshire County Council Annual Housing Surveys 2012

- Those aged between 16-74 - 4796
- Economically active = people in work or looking for work: 3,537 (2011) v 3,126 (2001)

Source: 2011/2001 Census data, ONS

- Working residents: 21% of working residents employed in Denmead and 43% of Denmead workers living in Denmead
- Net flow of employees: -1,436

Source: Winchester District Economic and Employment Land Study, 2007

### Community & Social Infrastructure

- Bus services: There are two bus stops in Denmead centre, both with new shelters. Services run to Waterlooville, Horndean School, QA Hospital and Portsmouth
- Schools: Denmead Infant School and Denmead Junior School (612 capacity; 66 place surplus at 2012; 133 place over capacity at 2017) and Cowplain Community Secondary School (1,080 capacity; 45 place surplus at 2012; 68 place surplus at 2017). The pressure of places currently

taken by children from the new developments close to the DNP area, will be relieved in September 2014 when the first of two new Primary Schools opens on the new West of Waterlooville estates.

- Health facilities: Denmead Doctors Surgery (Hambledon Road) and Denmead Dental (Hambledon Road)
- Library: mobile service only
- Infrastructure projects identified by WCC:
  - B2150 In Havant Borough. Complete cycle link from Denmead to Waterlooville Centre.
  - Upgrade access along Bunkers Hill Road for children accessing Forestry Commission play equipment recently installed in Creech Woods
  - Real Time Information at high frequency bus stops as part of Passenger Transport Group bus stop infrastructure improvements (buses already equipped) (2-4k per unit)
  - Deployment of journey planning kiosk and bus departure screen in village centre
  - The bus stops on the Denmead loop require new stops/flags with text for times and detailed travel information, there is scope also for hard standings to be provided along the outer loop on Forest Rd and two new bus shelters are needed.
  - Acquisition of additional land for sports; improvements to cricket facilities.
  - Expand Tennis facilities
  - Provision of a Multi-use Games Area (MUGA)

## **Community Views**

2.5 Since the launch of the DNP, the Parish Council has established the Denmead Neighbourhood Plan Steering Group (DNPSG). This in turn has set up a number of Working Parties to gather, analyse and report evidence for the DNP. There have been three main consultation activities – in Autumn 2012, Spring 2013 and Summer 2013 – that have sought the opinions and preferences of local people on a wide range of planning issues in the parish.

2.6 The most recent activity tested different development 'scenarios' in terms of the number and size of housing development sites, without being site -specific. The following are some general views that have emerged from these engagement exercises:

### Likes

- Denmead is still a village (just!)
- The Village character (including its rural feel)
- The Community Spirit and friendly people
- The Green spaces and woods (some would like "Dog Walks")
- The Denmead Gap
- The shopping centre including the free parking
- The Youth Club and Youth activities (but you want more!), together with activities for younger persons (e.g. football & Scouts)
- The Doctor's Surgery
- The Schools

- The skate park (and you want a bigger one!)
- The Church
- The pubs
- The Vet
- Lots of local footpaths (but you want litter and dog bins to the North of the Village)
- We should encourage Commercial expansion

#### Don't likes

- Too much housing development (will look like Purbrook if further development allowed) – we need to preserve Denmead's identity
- Loss of Green Spaces
- Less separation from Havant
- Cramped developments (too dense)
- Buildings that are ugly and/or not in keeping with village architecture
- Not using brown field sites or reasonable infill
- Not enough resident parking space
- Traffic speeding through the village centre (and we should cut the speed limit on Hambledon Road and Southwick Road (up to the Harvest Home))
- The Cycle Lane to Waterlooville is not continuous
- The Bus Service is inadequate (needs to cover wider area (e.g. from Golf Course & Forest Road to village centre) and be better than present at Weekends). It should also go to Fareham.
- The lack of an inviting Village Centre (better for shops and visitors). Could we have Christmas Decorations/Tree? What about a weekly market? More widely dispersed seats in village centre – especially for Older People.
- Loss of Bank, Butcher, Petrol Station etc.
- Youths in "gangs"/ drug activity/Especially at Night
- Vandalism

2.7 In addition, local businesses were invited to comment on their likes and dislikes of the village:

- Without free parking and passing trade small retail businesses will not survive.
- Consideration should be given to limiting time (say to 2 hours) vehicles are parked on shop frontages – Kidmore Lane car park is close and is more suitable for those motorists who are staying for lengthy periods
- One person businesses are increasing – working from home
- The staff of Denmead Employers who live outside the village have significant problems getting to work on public transport – they can get to Waterlooville OK, but the next stage to Denmead is not easy or convenient
- Parklands employs some 500 people, but there is no expansion room (firms have tried but have been frustrated by WCC planning department)
- Access/parking for delivery/pick-up transport to and from firms is not easy

- Parklands, with its “green” surroundings, is a good place to work in, but if some expansion space is not found, firms may not be able to stay in Denmead
- Give support to small/medium businesses (to both those that are already located in the village as well as encouraging others to move here) where possible so that they can expand and hence create more local employment opportunities

2.8 In general, the following were the top issues that the local community considered to be of most importance in the preparation of the DNP:

1. Retain Denmead's Rural Identity by keeping any further development from threatening this.
2. Protect Green Spaces and the Denmead Gap
3. Ensure that our Plan prescribes the form of architecture and density that is normally to be in keeping with Denmead's present houses etc.
4. Address the issue of traffic speed through the Village Centre and Southwick Road.
5. Investigate whether the current bus service (or other form of transport) can be massaged to alleviate the parishioners concerns.
6. Investigate what measures might be feasible to make the village centre more inviting.
7. Look at Parklands and other business (including retail) concerns and see what actions would address these concerns.

## **Planning Policy Context**

2.9 The Parish is part of the district of Winchester City Council and of Hampshire County Council. The City Council planning policies and proposals in particular have a significant influence over the strategy and detailed content of the DNP.

2.10 The National Planning Policy Framework (NPPF) published by the Government in 2012 is also an important guide in the preparation of local plans and neighbourhood development plans. At examination, the submitted DNP must demonstrate that it is consistent with the policies and intent of the NPPF.

2.11 The development plan for Denmead currently comprises the Winchester District Local Plan Part 1 – Joint Core Strategy ('LPP1') and the saved policies of the adopted 2006 Winchester District Local Plan Review (WDLRP). The DNP must be assessed as being in general conformity with the strategic policies of the development plan.

2.12 Local Plan Part 2 – Development Management & Site Allocations ('LPP2') will provide more detailed guidance beyond the strategic policies and development allocations in LPP1.

[The Winchester District Local Plan Part 1-Joint Core Strategy \(2011 – 2031\)](#)

## 2.13 The Local Plan vision is:

*“Winchester District is a special place characterised by a rich historical and cultural heritage and attractive countryside and is home to a diverse population and a variety of business sectors. The District should retain the distinctive characteristics of the three key areas so as to maximise opportunities to address change in a positive way that ensures it remains an attractive place to live, visit, work and do business:-*

- areas at Waterlooville and Whiteley on the southern fringes of the District need to provide homes, jobs, physical and social infrastructure whilst creating a strong sense of community identity and protecting nearby environmentally sensitive sites, to create extended communities in this part of South Hampshire;*
- the market towns and many villages that fall within the rural area are to remain viable settlements offering where possible a range of local services and facilities, and be allowed to grow to respond to local needs, whilst retaining their individual identity and rural character. Development in those settlements that lie in the South Downs National Park should respect its purposes”.*

2.14 The Plan contains a range of strategic policies that will guide the nature and quality of development in the District. These cover issues that apply to the whole District, or have implications beyond individual Village boundaries. However, some policies are especially important in setting the context for the DNP and the relevant extracts are set out below:

### *Policy DS1 - Development Strategy and Principles*

*“The Local Planning Authority will support the delivery of new housing, economic growth and diversification through the following development strategy ... the Market Towns and Rural Area will make provision for about 2,500 new homes, and support economic and community development that serves local needs in the most accessible and sustainable locations, promotes the vitality and viability of communities, and maintains their rural character and individual settlement identity.”*

*“Development proposals will be expected to make efficient use of land within existing settlements, and prioritise the use of previously developed land in accessible locations ...”*

*“In delivering the District's housing, employment and community requirements development proposals will be expected to demonstrate conformity with the following principles:*

- maintaining and enhancing the importance of environmental, heritage and landscape assets and making efficient use of scarce natural resources;*
- making the use of public transport, walking and cycling easy, to reduce non-essential car use;*
- integrating development of homes, jobs, services and facilities;*
- applying a town centres first approach to retail, leisure or other development proposals that are high attractors of people, in accordance with the following hierarchy of centres ... Local Centres – Denmead ...;*



- achieving high standards of design and sensitivity to character, setting and cultural heritage;
- contributing to individual and community wellbeing, health and safety and social inclusivity;
- testing existing infrastructure and service capacity to serve new development and making arrangements in a timely manner for appropriate increases in capacity or measures to mitigate impact;
- addressing the impact on climate change, renewable energy, air quality, green infrastructure, recycling/waste, flooding issues and the water environment."

2.15 This policy establishes the key development principles to which the DNP must conform. It specifically defines Denmead as a 'Local Centre'.

*Policy MTRA1 - Development Strategy Market Towns and Rural Area*

"The spatial planning vision for the Market Towns and Rural Area will be achieved through:

- identifying and providing for the needs of each settlement, to fulfil its needs relative to its role and function;
- the provision of new homes to meet the local housing needs of the settlements in this spatial area. A range of housing types, sizes and tenures, including affordable housing, should be provided to meet a range of requirements, including those of older persons and people with disabilities and support needs to ensure social inclusion;
- retention or redevelopment of existing employment land and premises, and development of new sites or buildings, to provide and improve local employment opportunities for both existing and new businesses and to support entrepreneurship;
- the retention and improvement of rural shops and community facilities, including expansion at an appropriate scale in keeping with the location and the community they serve and their role in the hierarchy of retail centres;
- development proposals which maintain and enhance important local character and built or natural features and retain settlement identity.
- development should be of an appropriate scale so as not to exceed the capacity of existing services and infrastructure or should be accompanied by any required improvements to physical and community infrastructure provision, including rural transport initiatives and communications technology."

2.16 This policy translates the overall spatial vision for the District for application in the market towns and rural areas, like Denmead.

*Policy MTRA 2 - Market Towns and Larger Villages*

"The Local Planning Authority supports the evolution of the larger settlements in the Market Towns and Rural Area to maintain and improve their role and function and to meet a range of local development needs through ... provision for about 250 new homes in ... Denmead ..."

*Economic and commercial growth will be supported to maintain and improve the shopping, service, tourism and employment roles of these settlements where consistent with their role in the hierarchy of retail centres. Proposals for new floorspace of 500 sq. m. or more outside defined centres will need to demonstrate*

*that it would not have a harmful impact on the centre. There should be improvements to public transport provision, where possible, and development should be appropriate in scale and result in a more sustainable community by improving the balance between housing, employment and services. Existing facilities, services and employment provision should be retained or improved to serve the settlements and their catchment areas.*

*Housing, employment, retail and services should be accommodated through development and redevelopment opportunities within existing settlement boundaries in the first instance. Sites outside settlement boundaries will only be permitted where, following an assessment of capacity within the built-up area, they are shown to be needed, or to meet a community need or realise local community aspirations identified through a Neighbourhood Plan or other process which demonstrates clear community support. Uses which are essential to the role and function of the settlement, or to maintaining the balance between housing, employment and services, may be relocated if they can be re-provided in a location which is as at least as suitable and accessible and if proposals for the re-use of vacated land and premises are also acceptable.*

*All new development should be appropriate in scale and design and conserve each settlement's identity, countryside setting, key historic characteristics and local features, particularly as identified in Village Design Statements, the District Landscape Assessment or other guidance. Development should protect areas designated for their local, national, or international importance, such as Gaps and the South Downs National Park."*

2.17 This policy establishes the housing supply requirement for Denmead over the plan period (about 250 no.) and the role for LPP2 and the DNP in shaping local policy requirements.

2.18 In addition, LPP1 contains many other relevant policies to which the DNP should adhere in respect of its development allocation and other policies:

- MTRA4 – Development in the Countryside
- CP2 - Housing Provision & Mix
- CP3 – Affordable Housing
- CP6 – Local Services & Facilities
- CP7 – Open Space, Sport & Recreation
- CP8 – Economic growth & Diversification
- CP9 – Retention of Employment Land & Premises
- CP10 – Transport
- CP14 – Effective Use of Land
- CP15 – Green Infrastructure
- CP17 – Flooding, Flood Risk and the Water Environment
- CP18 – Settlement Gaps
- CP20 – Heritage & Landscape Gaps
- CP21 – Infrastructure & Community Benefit

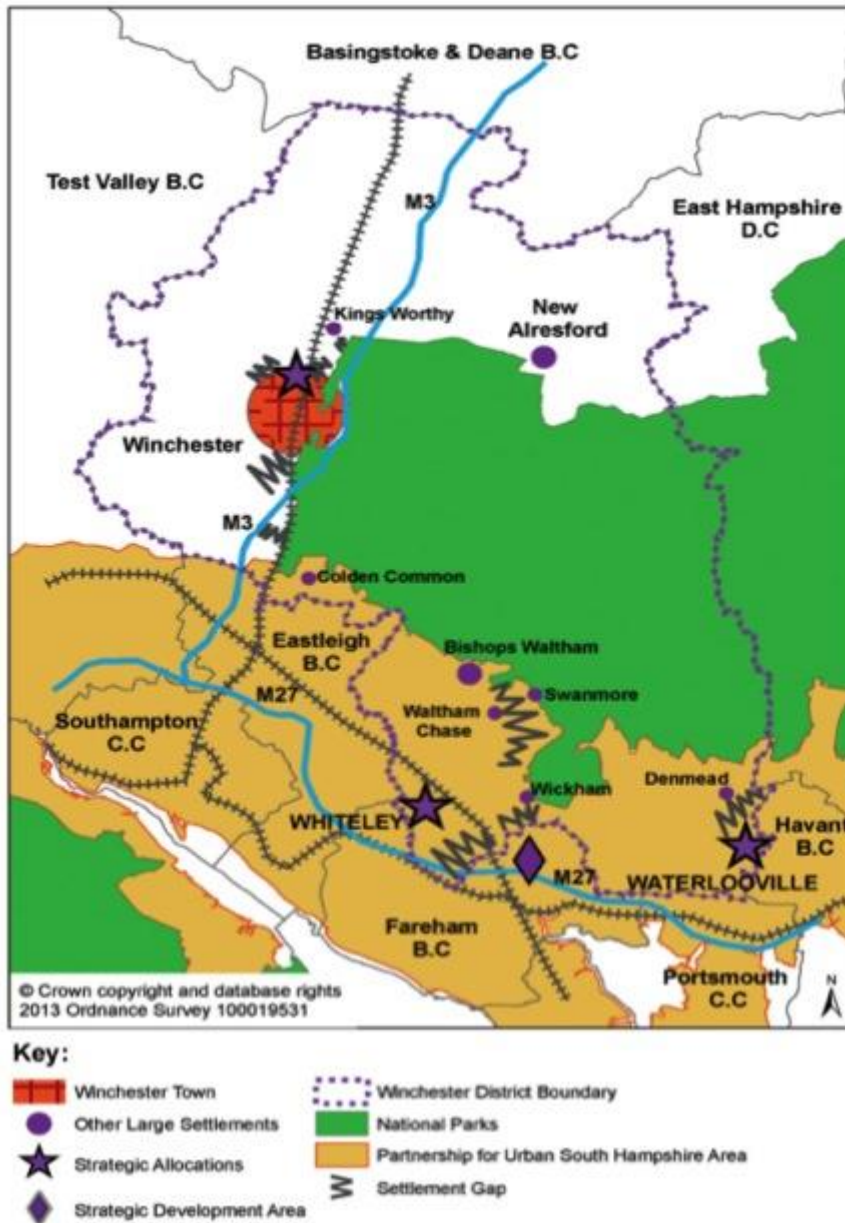
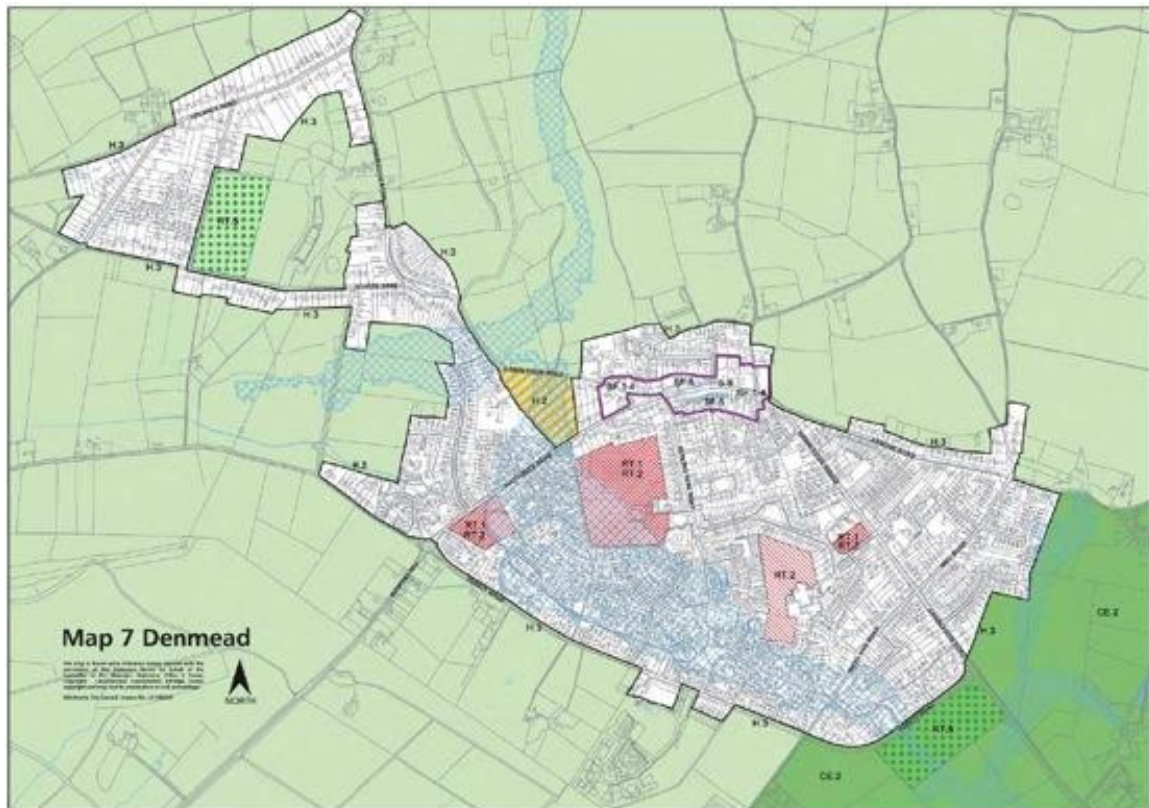


Figure E: WDLPP1 - Joint Core Strategy Plan – Key Diagram

### The Saved Policies of the Winchester District Local Plan Review 2006

2.19 The 2006 WDLPR contains a number of 'saved' policies that will not be replaced by the two parts of the new Local Plan and will therefore remain a relevant part of the development plan until such a time as they are replaced either by other development plan documents or Neighbourhood Plans.



Symbol	WDLPR 2006 Policy	Local Plan Part 1 2013	Symbol	WDLPR 2006 Policy	Local Plan Part 1 2013
	Winchester District Boundary	No Change		Bridleway proposed (RT.10, W.11)	RT.10: Not Saved W.11: Saved
	Policy Boundary (H.3)	Saved		Footpath proposed (S.9, W.10)	S.9: Replaced by CP15 W.10: Saved
	Local Reserve Housing Allocation (H.2)	Replaced by CP1		Strategic Road Network (T.2)	Saved
	1 in 100 year Floodplain (DP.8)	Not Saved – See CP17		B3354 / B2177 Corridor (T.10)	Not Saved
	Countryside (CE.1-CE.28)	CE.3: Replaced by CP18 CE.4: Replaced by CP6 CE.5: Replaced by CP20 CE.6: Replaced by CP19 CE.7; 12; 27: Not Saved CE.8-11: Replaced by CP16 CE.13-16; 18: Replaced by MTRA4 CE.17; 19-26; 28: Saved MTRA5		Mixed Use Proposed (S.2, S.3, S.6, S.10, W.2)	S.2, S.10 and W.2: Saved S.3 and S.6: Replaced by CP9
	Strategic & Local Gap (CE.1, CE.2)	Saved		Employment Use Proposed (S.7, S.13, S.14, S.15)	S.7, S.14 and S.15: Saved S.13: Not Saved
	East Hampshire Area of Outstanding Natural Beauty (CE.6)	Replaced by CP19		Residential Use Proposed (S.11, S.12)	S.11: Not saved S.12: Saved
	Conservation Area (HE.4 - HE.8)	Saved		Neighbourhood Green (S.12)	Saved
	Important Open Amenity Area (RT.1)	Saved		Pegham Coppice (S.16)	Not Saved
	Important Recreation Area (RT.2)	Saved		Micheledever Railhead (CE.14)	Replaced by MTRA4
	Important Open Amenity Area / Recreation Area (RT.1/RT.2)	Saved		Bushfield Camp (W.3)	Replaced by WT3
	Town Centre Boundary (SF.1-SF.4)	SF.1 – SF.3: Saved SF.4: Not Saved		Recreation Use Proposed (RT.5)	Saved
	Primary Shopping Area (SF.5)	Saved		Abbey Field (S.4)	Saved
	Proposed Road/ Highway Improvement (T.12)	Saved		Mixed Use Proposed in Primary Shopping Area (W.2, part)	Saved

Figure F: LPP1 Proposals Map - Denmead Inset & Key

2.20 Those that have a specific relevance to the DNP are listed below, though many others may have some generic relevance:

- DP3 General Design Criteria
- DP4 Landscape and the Built Environment
- DP5 Design and Amenity Open Space
- CE2 Local Gaps
- H3 Settlement Policy Boundaries
- SF1, 2, 3 Town Centre Development
- SF5 Primary Shopping Area
- RT1 Important Amenity Areas
- RT2 important Recreational Space
- RT5 Site Allocations for Recreation
- T2 Development Access
- T3 Development Layout

The Winchester District Local Plan Part 2 ('Development Management & Site Allocations')

2.21 The LPP2 will set out the more detailed policies for development management and allocated sites. The policies will cover detailed development management considerations in relation to retail, housing, employment, community uses, transport and the environment across the District, including the designated Denmead Neighbourhood Area. In most if not all cases, they will replace the saved policies of the 2006 Local Plan once adopted. LPP2 is based on the objectively assessed development needs in the LPP1 Core Strategy. The evidence base has also been used for the parish of Denmead in informing the Neighbourhood Plan.

2.22 There is, therefore, an up-to-date and comprehensive local planning policy framework in place that provides a sound basis for the policies of the DNP. On the one hand, the DNP will serve the same purpose as the LPP2 in allocating sites for development to meet the requirements of Policy MTRA2 in LPP1. On the other, it sets out a series of policy constraints on where and how this development should be delivered. It also allows the DNP to review policy designations such as the respective settlement policy, shopping area and local gap boundaries in the process of its preparation.

### 3. Vision & Objectives

#### Vision

3.1 The vision for Denmead in 2031 is:

*“Denmead’s housing and business development schemes of the last few years have been compatible with the village’s existing principal buildings, its general character and personality in terms of building density. The established settlement gaps and open spaces have not been eroded by coalescent development. The right development sites have been built that have served and addressed our local needs.*

*We have ensured that new buildings and infrastructure changes in Denmead have been of the highest design quality, which has continued to make Denmead a desirable and attractive place in which to live.*

*Our investment in the Village Centre and other community assets has enabled us to maintain and enhance our strong sense of community by supporting its clubs, societies, religious organisations, community groups and associations.”*

#### Objectives & Measures

3.2 To achieve this vision a number of the key objectives have been identified. For each objective one or more indicators have been selected to monitor the successful progress of the DNP. No targets have been set for these indicators; progress will be judged against the trends that are identified in the data when it is reported and reviewed (see para 3.3 below). These are as follows:

**1. To meet the future housing need for the parish by enabling our senior citizens to continue to live in the village if they so wish but to ensure that development works for everyone and adds to the village character and balance by reflecting the overall mix of housing types and distinctive design aesthetic**

- No. of open market homes
- No. of affordable homes
- No. of affordable homes for occupation by those households with a defined Denmead connection
- No. of homes suited to occupation by older people

**2. To support existing businesses including retail activity and to encourage new businesses**

- No. of jobs retained
- No. of new jobs created
- No. of A1 shops

**3. To maintain and visually enhance the physical separation of the village from the nearby Waterlooville urban area, and any other future local major developments**

- No. and nature of planning permissions in the Denmead Local Gap

**4. To improve the breadth and quality of community and sports facilities in the parish and to ensure recreational and visual amenity for all generations**

- Net additional floorspace in active community use
- Net additional land in active sports use

**5. To create an integrated safe and convenient road, footpath and cycleway layout that embraces the 'Walkable Neighbourhood' concept and encourages the use and provision of public and community based transport to serve the village.**

- No. of new bus services serving the village
- Km of new cycle route in the parish

**6. To sustain a thriving village that respects its cultural, historical and archaeological heritage and the landscape character and biodiversity value of its surroundings.**

- No. of planning permissions affecting designated heritage assets
- No. of planning permissions affecting designated environmental assets

### **Monitoring & Review**

3.3 The DNP will be monitored by the local planning authority and Denmead Parish Council on an annual basis as part of the Winchester District monitoring reports of land use planning data. The objectives and measures will form the core of the monitoring activity but other data collected and reported at a parish level relevant to the Plan will also be included.

3.4 It is expected that the DNP will be formally reviewed by Denmead Parish Council and the Denmead Village Association on a five-year cycle or to coincide with the review of the Winchester District Local Plan if this cycle is different.

## 4. Land Use Policies

### Introduction

4.1 The Denmead Neighbourhood Plan (DNP) contains a series of land use policies that focus on the village of Denmead, the successful delivery of which during the plan period will achieve the community's vision for the village.

4.2 It is not the purpose of the DNP to contain all land use and development planning policy relating to the parish. The up-to-date and saved policies of the 2013 Winchester Local Plan Part 1 and the 2006 Winchester District Local Plan respectively that are not replaced by the DNP will be used by the local planning authority to consider and determine planning applications.

4.3 Each policy is numbered and is accompanied by a reference to its conformity with the NPPF and development plan. There is also a short explanation of the policy intent and a justification, including a reference to the relevant key evidence (which is listed in Appendix A). The evidence documentation is available either directly or via a link on the Denmead Neighbourhood Plan website.

### **Policy 1: A Spatial Plan for the Parish**

***The Neighbourhood Plan defines the Denmead Settlement Policy Boundary on the Proposals Map. Development proposals located inside the Boundary will be supported, provided they accord with the other provisions of the Neighbourhood Plan and the Winchester Development Plan. Development proposals outside of the Denmead Settlement Policy Boundary will be required to conform to development plan policies in respect of the control of development in the countryside.***

***The Neighbourhood Plan defines the Settlement Gap between Denmead and Waterlooville on the Proposals Map for the purpose of applying development plan policy to prevent the coalescence of the settlements.***

4.4 This policy directs future development in the parish to the settlement of Denmead. In doing so, the policy proposes amendments to the Denmead Settlement Policy Boundary (DSPB) as defined by Policy H3 of the WDLPR (and shown on its Proposals Map) to accommodate new development on land adjoining but outside the DSPB. It also seeks to protect the essential countryside character of the defined settlement gap between Denmead and Waterlooville to the east of the village (in Policy CP18 of LPP1).

4.5 As there is insufficient available land of any reasonable scale to accommodate new development within the current DSPB, its alignment requires an amendment in order to make provision for the new site allocations in Policy 2 of the DNP. The review of the boundary has been undertaken using the following criteria:



- i. Relative landscape sensitivity to development – assessed as ‘Least Sensitive’ only (in accordance with Policy CP20 of LPP1 and NPPF para 110)
- ii. Proximity to existing village services – assessed as either ‘Excellent’ or ‘Good’ in respect of transport accessibility (in accordance with policies MTRA2, CP6 and CP13 of LPP1 and NPPF para 35)
- iii. Flood risk – Flood Zone 1 only (in accordance with Policy CP17 of LPP1 and NPPF para 100)

4.6 Only where all three of the above criteria can be met is there a justification for a re-alignment of the boundary. In this way, the policy accords with national planning and development plan policy aimed at promoting development in rural areas but minimising its impact on the countryside and the importance of maintaining the visual separation of Denmead from Waterlooville. The Strategic Environmental Assessment of this policy indicates that this approach delivers more environmental benefits than do the two alternatives assessed, each of which is likely to have significant environmental effects. The details of how all the assessed sites compared with these criteria are contained in the ‘Denmead Neighbourhood Plan: Site Assessments’ report in the evidence base.

4.7 The WCC published ‘Landscape Sensitivity Appraisal for Denmead’ of 2013 identified a series of distinct landscape types and character areas in the parish and assessed some as more sensitive to development than others. By confining encroachment into the landscape only in areas assessed as being the least sensitive to development, the policy protects the rural character of the village and its surrounding open countryside.

4.8 The WCC published ‘Denmead Transport Accessibility Assessment’ of 2013 classified each of the potential development sites identified in its Strategic Housing Land Availability Assessment (SHLAA) as being either, ‘excellent’, ‘good’, ‘adequate’ or ‘poor’ in terms of their relative proximity to public transport services, local shops and primary schools. If a site is reasonably close to a range of goods, facilities and services, and other conditions are favourable (e.g. provision of footways etc.), then trips are more likely to be made by modes of travel other than the private vehicle.

4.9 The 2007 Winchester District Strategic Flood Risk Assessment identifies the flood zones in the parish where land is at greater risk of fluvial flooding events. This has since been supplemented by new mapping from the Environment Agency showing areas prone to surface water flooding. A more detailed map is to be found in the Oikos Place Analysis (of April 2013 and included in the evidence base). By making provision for a boundary change only in areas assessed as being at no flood risk, the policy aligns with the sequential test of the NPPF (para. 100) and Policy CP17 of LPP1.

4.10 Having established the continued importance of the DSPB to Denmead to distinguish urban from rural, the policy supports development proposals within the boundary that accord with the policies of the DNP or the development plan. These may include ‘windfall’ housing schemes (i.e. unforeseen housing proposals within the Boundary on previously-used land)

or the development of other open land that are consistent with other DNP and development plan policies.

4.11 Denmead has a recognised need for affordable homes to allow local people to continue to live and work in the community in which they were brought up, to support the long term sustainability of the community. At July 2014, there were 93 households on the Hampshire Home Choice register who had indicated a strong local connection to Denmead. This need will continue throughout the 20 year life of the Plan. 50% of lettings of affordable homes on all sites should be prioritised at first letting for people with a local connection to Denmead.

4.12 All landowners of sites allocated in the Plan have been contacted and all have agreed that their sites would come forward in the Plan timeframe.

4.13 Finally, the policy reasserts the definition of the important Settlement Gap between Denmead and Waterlooville (as provided for by Policy CP18 of LPP1). A new assessment of the precise definition of the policy boundary and of the key features of the Gap has been undertaken by the Steering Group to evidence the DNP (and is included in the evidence base).

## **Policy 2: Housing Site Allocations**

***The Neighbourhood Plan allocates the following sites for housing development, outside of the current settlement boundary, as shown on the Proposals Map, subject to the development principles outlined:***

- i. 90 dwellings on Land East of Village Centre, comprising a mix of 2,3 and 4 bed houses and bungalows, to be delivered in the period 2014 – 2019, provided the scheme:***
  - a. provides for housing development between Hambledon Road and Tanners Lane only, incorporating a layout, which subdivides the total site area into at least four distinct development parcels using the existing site landscape features, the control of which will be subject to a design code;***
  - b. makes provision for a highway access to the Land at Tanners Lane site (ii below);***
  - c. provides a pedestrian and cycle access to Tanners Lane and makes provision for a future highway access to the Tanners Lane site;***
  - d. is accessed from Hambledon Road, with a highway arrangement that results in an improvement of the junction at Hambledon Road and Anmore Road;***
  - e. incorporates a green infrastructure strategy for the whole site that provides a new public open space on all the land within that part of the site north of Tanners Lane and provides public open space within the rest of the site, including a village green on the site frontage to Hambledon Road, a children's play area and landscape buffers to properties in Kidmore Lane and to Tanners Lane;***

- f. **provides a financial contribution to providing a Multi-Use Games Area at the King George's Field on Ashling Park, in lieu of on-site provision and**
  - g. **provides a private car park for the use of residents of Anmore Road.**
- ii. **20 dwellings on Land off Tanners Lane – comprising a mix of 2 and 3 bed houses and bungalows to be delivered in the period 2019 – 2031, provided the scheme:**
- a. **is accessed from the Land East of Village Centre scheme only;**
  - b. **design forms a distinctive development parcel to the adjoining Land East of Village Centre site and**
  - c. **retains the landscape buffer to Tanners Lane and provides a buffer to the open countryside to the east.**
- iii. **Up to 10 dwellings on Land at Baptist Church, and nos 53 & 55 Anmore Road – comprising a mix of 1, 2 and 3 bedroom houses and flats to be delivered in the period 2014 – 2019, provided:**
- a. **adequate on site car parking places can be achieved;**  
**and**
  - b. **the scheme provides a landscape buffer to the open countryside to the north.**
- 
- iv. **10 dwellings on Land off Anmore Road – comprising a mix of 1, 2 and 3 bedroom houses and flats to be delivered in the period 2020–2031, provided:**
- a. **adequate on site car parking places can be achieved; and**
  - b. **the scheme provides a landscape buffer to the open countryside to the north.**

**Planning applications for each allocation site will be expected to demonstrate in their respective Transport Assessments that the cumulative impact of the proposal and the other site allocations on Anmore Road can be managed and mitigated to the satisfaction of the local highway authority.**

**Planning applications for each allocation site, and for the development of any other land, must be accompanied by a Drainage Strategy. The Strategy must be agreed with Southern Water, Hampshire County Council and the Environment Agency and must set out the proposed approach to achieving effective sustainable drainage solutions.**

4.14 This policy allocates land for housing development over the plan period and sets out the key principles of each scheme.

4.15 The proposed sites fall within the revised Denmead SPB of Policy 1 and will together deliver 128 new homes to meet the demand and need for housing in the parish and wider District. Policies MTRA2 and CP1 of LPP1 require the DNP to allocate land for about 250 new homes in Denmead to meet the identified need for housing in the parish and wider District. This is part of the overall Plan target of 2,500 new homes in the 'Market Towns & Rural Area' of the District between 2011 and 2031. As at September 2013, planning permissions and subsequent completions since 2011 will deliver a total of 122 new homes, requiring the policy to provide for 128 new homes, excluding any provision for windfall development (see Fig G).

<b>Source</b>	<b>Net dwellings</b>
Completions 1.4.2011 – 31.3.2012	0
Completions 1.4.2012 – 31.3.2013	50
Net Completions 1.4.2011 – 31.3.2013	50
Outstanding permissions at 31 <sup>st</sup> March 2013 <sup>1</sup>	39
Significant permissions since 1 <sup>st</sup> April 2013 <sup>2</sup>	10
SHLAA sites within settlement boundary <sup>3</sup>	24
Windfall allowance	0
<b>Total supply</b>	<b>123</b>
Local Plan Part 1 Requirement	250
<b>Remainder to be allocated</b> (at September 2013)	<b>127</b>

Figure G: Winchester District Local Plan: Housing Requirements 2011 - 2031

4.16 Denmead has a well-evidenced problem with groundwater flooding as a result of the local geology and topography. The development of the allocated sites, and of any other land in the parish that is supported by the DNP or other development plan policy, must therefore not make the existing flooding problems any worse. Rather, all development proposals should aim to reduce the overall level of flood risk in the area through the layout and form of the development and the appropriate application of sustainable drainage techniques.

4.17 Although the policy restates national and local planning policy the importance of this issue to the local community cannot be over-stated. New developments must incorporate Sustainable Urban Drainage Systems (SUDS) to reduce the run off of surface water to the maximum set by Hampshire County Council. Sustainable urban drainage may include features such as ponds, swales, and permeable paving. The SUDS must be designed as an integral part of the green infrastructure and street network, so that SUDS

<sup>1</sup> Comprised of 30 dwellings at Little Frenchies Field, 6 dwellings at Evergreen in Forest Road and 2 dwellings adjacent to the Forest of Bere and 1 in Southwick Road.

<sup>2</sup> Comprised of 7 dwellings at Mill Road, 2 dwellings at The Barn and 1 dwelling at Inhams Lane

<sup>3</sup> Comprised of 6 dwellings at Highclere in School Lane and 7 dwellings at Shere in Green Lane and 11 at Old River

features are positive features of the development. The system should effectively mitigate any adverse effects from surface water run-off and flooding on people, property and the ecological value of the local environment.

#### Land East of Village Centre

4.18 This green field site has been made available for development early in the plan period. The site comprises land known as 'Carpenters Field' between Hambledon Road and Tanners Lane and extends to include other land north of Tanners Lane in the same land ownership. It adjoins the Village Centre and so is highly accessible for walking and cycling to local services and public transport services. It lies on the northern edge of the village, which has been assessed as the least sensitive to encroachment by development around Denmead. The whole site lies within Flood Zone 1.

4.19 The shape and landscape configuration of the site will enable a layout to be achieved that will appear as a group of distinctive housing parcels of development, rather than as one homogenous 'housing estate'. The layout of the scheme and of the orientation of new houses (including a small number of bungalows) in those parcels to the east of the site should especially respond to the desire to minimise the disruption of views westwards to the village from White Horse Lane and Tanners Lane.

4.20 Each parcel will be expected to comprise a distinctive mix of housing types and designs, but all of which will be in keeping with the overall design characteristics of the village set out in the adopted Denmead Village Design Statement 2007. A planning application must therefore include a proposed design code to which each parcel and phase of the scheme will be expected to comply in respect of the detailed design specification of buildings and spaces.

4.21 This outcome is crucial in winning the support of the local community, which has experienced the large-scale housing estate developments of the last three decades in the village and desires an alternative approach to be taken by the DNP. The policy therefore requires a layout that achieves this clear design objective.

4.22 The configuration will also allow for the main 'spine' access road to serve the whole site and to open up access to the adjoining Land off Tanners Lane site. There is sufficient land available to ensure a new road junction is achieved to Hambledon Road that will improve the existing junction with Anmore Road.

4.23 The adjoining Land off Tanners Lane site requires access from this site as this is also a proposed allocation in the DNP. Further, given the close physical and visual relationship between the two sites, it is proposed that the development of this site is another distinctive development parcel.

4.24 Although the road will not achieve an access to Tanners Lane itself, the policy requires that pedestrian and cycle access should be provided. It also requires that provision should be made for a highway access to enable access to be achieved to the King George Field site off Tanners Lane should

proposals come forward in the longer term for the improvement of the Parish Council-owned land. This will ensure that such improvements are not constrained by the existing poor road access of Tanners Lane and Kidmore Lane.

4.25 The policy requires the significant provision of green infrastructure on the site to make development acceptable. A strategy for its provision should therefore accompany a planning application. The strategy should make provision for a new village green on the Hambledon Road frontage, the design of which should achieve a strong physical and visual connection with the adjoining Village Centre and public car park on Kidmore Lane. This will complement the existing Barn Green at the western end of the village and it will form a key part of the public open space requirement, which accords with LPP1 Policy CP7, with the expectation that it will be transferred to the Parish Council with a commuted sum for ongoing management and maintenance. The design of the public open space should include a space for a village green next to the Kidmore Lane car park that is of sufficient size to be able to accommodate a new village hall if such provision is required and can be funded in the longer term. The layout should also provide for a significant landscape buffer to the boundaries of the site, for the main access road greening and for screening to properties on Kidmore Lane.

4.26 The strategy should also set out specific proposals for enhancing, and making accessible to local people, the open land north of Tanners Lane. It should include a proposal to transfer the ownership of this land to Denmead Parish Council to secure its future management. This will provide open green space for the village, and may in the future, if funds can be found, provide space (and drainage) for sporting activity.

4.27 In addition, the policy requires a Planning Obligation to make provision for a financial contribution to the provision of a Multi-Use Games Area (MUGA) in the main King George's Field (at Ashling Park nearby) in lieu of any on site provision. This will enable the Parish Council to invest in a flexible sporting facility for the local community. This cumulative provision will make a major contribution to the delivery of the Green Infrastructure proposals of the DNP (Proposal 2).

4.28 Finally, the policy requires provision is made for a 20 space car park in its south-eastern corner with Anmore Road. This car park will be transferred to the Parish Council to maintain for the benefit of households on Anmore Road to alleviate existing on-street car parking problems.

#### Land off Tanners Lane

4.29 This 0.64 Ha site is currently a residential property but includes an adjoining green field in the same ownership. It has been made available for development in the plan period (but not before 2020). It adjoins the Land East of Village Centre site and so is also highly accessible for walking and cycling to local services and public transport services. It lies on the northern edge of the village, which has been assessed as the least sensitive to encroachment by development around Denmead. The whole site lies within Flood Zone 1.

4.30 The site can only be accessed from the Land East of Village Centre site as Tanners Lane is not of a highway standard that is suited to serving a scheme of up to 20 dwellings. Lying on the north-east edge of the new village boundary, the site lends itself to a medium density scheme of a complementary mix of dwellings to its larger neighbour.

4.31 Its design is required to be distinctive from the development parcels on the adjoining site and layout of the scheme and of the orientation of new houses (including a small number of bungalows) should especially respond to the desire to minimise the disruption of views westward to the village from White Horse Lane and Tanners Lane.

#### Land at Baptist Church, Anmore Road

4.32 This 0.3 Ha site on Anmore Road is currently occupied by Denmead Baptist Church and 53-55 Anmore Road and includes an area of open ground to the rear. The Church building lies inside the 2006 DSPB but the open ground lies outside. It has been made available for development early in the plan period as the Church plans to relocate to new premises in the village in 2014/15. It lies between residential properties and within 200 metres of the Village Centre, so is also highly accessible for walking and cycling to local services and public transport services.

4.33 The existing Church part of the sites lies within the built up area of Denmead and so has no landscape impact. The open ground part of the site lies on the northern edge of the village, which has been assessed as the least sensitive to encroachment by development around Denmead. The whole site lies within Flood Zone 1.

4.34 The Baptist Church is a popular community asset of Denmead but it can no longer provide for the needs of its congregation. The Church is therefore planning to relocate to a new site within the village (at the former Mead End Public House) and needs to achieve a sale value of its land to cross-subsidise its relocation scheme. The site is suited to a higher density housing scheme that retains and extends the existing structural landscape edge to the fields to the north and the adjoining properties as much as possible. More generally the scheme must be designed to avoid overlooking the private gardens and should achieve sufficient on-site car parking spaces to serve the new homes.

Provision is to be made for an access to the site to the east of the Church, so that options for entering/departing to that site can be considered when the site comes forward for development.

#### Land off Anmore Road

4.35 This 0.48 Ha site behind properties on Anmore Road and adjoining the 2006 DSPB has been made available by the landowner for development later in the plan period (not before 2019).

4.36 The site lies on the northern edge of the village, which has been assessed as the least sensitive to encroachment by development around

Denmead. The whole site lies within Flood Zone 1. It lies within 300 metres of the Village Centre site, so is also highly accessible for walking and cycling to local services and public transport services.

4.37 The landowner has demonstrated that access to the land can now be achieved to Anmore Road, hence the site has been re-assessed as being 'good' in respect of transport accessibility. A scheme may accommodate 10 dwellings and should ensure that adequate off street car parking is provided and that its layout and design do not harm the amenities of existing residential properties on Anmore Road.

### **Policy 3: Housing Design**

***The scale, density, massing, height, landscape design, layout and materials of all development proposals, including alterations to existing buildings, will be required to reflect the architectural and historic character and scale of the surrounding buildings and landscape, as defined in the adopted Denmead Village Design Statement.***

***Proposals to increase the gross internal floorspace of existing bungalows of a scale that requires planning permission will result in the loss of local homes especially suited to occupation by older people and will therefore be resisted.***



4.38 This policy requires the design of all housing schemes to reflect the local character of different parts of the parish by responding positively to the relevant guidance in the adopted Denmead Village Design Statement (VDS). In doing so, the policy accords with and complements the key design-related content of LPP1 Policies CP13 and CP14 promoting high quality design and the effective use of land respectively, and saved Policy DP3 of the WDLPR in respect of good design criteria and achieving a satisfactory access and layout for new development.

4.39 The VDS defines distinct character areas across the parish by way of their dominant built form, historic character and/or landscape character. The local community has stressed the importance of the DNP retaining these essential characteristics that collectively distinguish the village from its neighbours.

4.40 The VDS also highlights the particular emphasis for design:

- New development should allow for open spaces between or around buildings and at roadside or property boundaries and respect building lines so as to respond to the existing lower density of housing and landscape character of the area and allow for soft landscaping in support of wildlife.



- New buildings on the village edge or in isolated situations should generally be set back from the road and well screened by mature trees/shrubs landscaping to maintain a soft edge to the village and blend with the existing landscape. New development should also allow for natural surveillance and incorporate other measures to meet 'Secured by Design' standards'.
- Development should provide buildings that relate well to established building heights and bulks. A building height of no more than 2 storeys should be used, as taller buildings are not in keeping with the village character. Two-storey, terraced housing that allows for the retention of open space on site for soft landscaping and amenity space may be developed in appropriate locations.
- Bricks are mostly the darker shades of red. There are a few places with lighter shades of pinkish light brown. Older houses have flared headers used to make a pattern - which varies from building to building. Where restoration or extension of such properties is undertaken, new work should match old.
- Knapped flint in existing constructions is sometimes coursed and at other times not. The flints are occasionally set in cement but more often in lime mortar. Restoration or extension work should match existing in the vicinity.
- Rendering in all its variations is white or pale yellow.
- To avoid the centre losing its village appearance, future improvements/developments should sympathise with the earlier styles, designs and choice of materials (flint, or brickwork with pointing) that match the earlier buildings.
- Roofs should be pitched with (artificial or natural) slate, tile or thatch waterproofing.
- Roads in new developments should be wide enough to allow vehicles (especially emergency vehicles) to pass each other without either using the pavements.
- Tree planting generally shall be of types already found within the parish. Building should respect all existing trees and full measures taken to ensure that both exist without conflict in the long term, similarly all new tree planting must respect existing building.
- Field hedges should be of traditional thorns intermixed with other species found in existing hedges.
- Roadside and other boundary hedges should be retained and encouraged to provide habitats, which will encourage wildlife, in addition to providing privacy and screening. Hedges soften the appearance of buildings and maintain an essential element of the character of the village. Garden Hedges may have a wider variety of species than field hedges but should be maintained to not more than two metres in height

4.41 Proposals for new housing development, including windfall redevelopment schemes within the village, should clearly demonstrate they have used the VDS to understand the design context of the scheme and to inform their design proposals.

4.42 The Parish Council proposes to review the VDS on a similar cycle to the review of the DNP to ensure it remains up-to-date as a design reference. This will begin with an immediate refresh in 2014 to inform the forthcoming WCC process of identifying locally listed buildings of local architectural and/or historic interest.

4.43 It will also provide more detailed guidance on recent design issues in the village. In the meantime, the policy makes specific provision to prevent the



loss of bungalows suited to older people through conversion of roof space into larger homes suited to families. Loft conversions of bungalows in particular results in this type of accommodation that is liked by, and suited to, older people, being lost to occupation by larger households. It is important that the village continues to offer a wide range of homes suited to all types of household. The retention of bungalows in their original

form will enable older households to 'downsize' and remain within the village, thus continuing to make available larger homes for families.

#### **Policy 4: Land at Parklands Business Park, Forest Road**

***The following development proposals located within the Parklands Business Park, as shown on the Proposals Map, will be supported:***

- i. the development of a residential care home on vacant land in the broad location shown on the Proposals Map, provided the scheme design protects the amenities of the care home and adjoining employment uses and does not result in the loss of existing amenity land;***
- ii. the change of use of an existing employment use, provided:***
  - a. the premises are less than 100 sq.m. of floorspace and have been vacant for more than two years;***
  - b. the new use will also provide employment of a type that complements the surrounding employment uses but that would not be better located in the village centre; and***
  - c. the new use will not generate traffic movements or noise disturbance that may be to the detriment of the amenities of other businesses on the Business Park; and***
- iii. the creation of dedicated lorry parking spaces in a location that is operationally suited to this purpose, that is screened from the open countryside so as not to detract from the rural appearance of the Business Park and that does not result in the loss of existing amenity land.***



4.44 This policy encourages new employment-related development at the Parklands Business Park on Forest Road. In doing so, the policy acknowledges that the site remains outside of the Denmead Settlement Policy Boundary of DNP Policy 1.

4.45 The Business Park contains a wide variety of small and medium sized businesses across a number of economic sectors. It employs a significant number of local residents and employees use the Village Centre. As such it is an important economic asset for Denmead and will continue to be protected by LPP1 Policy CP9.

4.46 The policy provides for a residential care home on vacant land within the site. The location is reasonably well-screened from the main employment area and overlooks the open countryside of the Denmead-Waterlooville strategic gap to the south east. This type of use has a relatively high employment density, which will provide job opportunities for local people. A recent application for such a use here indicates that there is a strong demand for this facility in the village. As a stand-alone facility that does not require close proximity to village services, the use will benefit from this location. A planning permission for a residential care home scheme on this site has recently been granted.

4.47 In addition, the policy seeks to provide greater flexibility in the use of the existing employment premises of the site. This reflects the fact that a number of units have been vacant for a number of years but previous planning applications have been refused on the grounds of a loss of employment floorspace and/or the proposed use being better suited to a village centre location. The policy proposes to achieve an appropriate balance between these concerns and the desire to maximise the economic value of the Business Park that may also be delivered through uses that are complementary to the main employment use. It therefore confines its application to the smaller units on the site (thereby avoiding any material impact on the countryside location) and to uses that are complementary and employment-based, that would not be best suited to a location in the village centre. It also ensures that the amenities of existing users are not harmed by the new use.

The need for a dedicated lorry parking space was identified by a recently refused planning application and highlighted to the Steering Group at the Business Breakfasts.

4.48 More generally, the policy requires that the existing amenity open space in the Business Park is retained for the benefit of its occupiers.

### **Policy 5: Sports & Leisure Facilities**

***Development proposals for sports and leisure facilities on land at Denmead Junior School, as shown on the Proposals Map, will be supported, provided:***

- I. they make sufficient provision for on-site car parking; and***
- II. there is no detrimental impact on the amenities of local residents as a result of the opening hours and light or noise pollution.***

4.49 This policy supports in principle proposals for new sports and leisure facilities to serve Denmead within the grounds of the Junior School.

4.50 The village is now of a population size that could sustain its own facilities so local people do not have to travel far outside Denmead. The school governing body is keen to raise funds to invest in providing these facilities on its existing site for the benefit of pupils and for the wider community.

4.51 There are options on the site for the location of indoor and outdoor sports and leisure facilities. However, the detailed design and location proposals will need to take into account the proximity of adjoining residential properties, especially in respect of the car parking and access arrangements and the opening hours and noise and light pollution matters.

#### **Policy 6: Public Car Park at Hambledon Road/Kidmore Lane**

***The public car park at Hambledon Road/Kidmore Lane is safeguarded as an integral and beneficial feature of the Village Centre. Development proposals that will lead to the loss of any existing car park spaces or of the public toilet facility on the site will be resisted.***

4.52 This policy safeguards the important public car park at Hambledon Road/Kidmore Lane for the continuing benefit of customers of the Village Centre and of visitors to the village more generally.

4.53 The Winchester Town & District Parking Strategy of September 2013 assessed the spaces available in the Denmead Village Centre at Kidmore Lane and parking outside the shops. It notes the popularity of both car parks and that there have been some recent environmental improvements. It also notes that, "both parking areas are linked in terms of usage with no overall capacity issues. Car parks are free to use. Local centre functions well and is buoyant."

4.54 The site was included by WCC in its SHLAA document for consideration as a future housing site. Although it lies within the DSPB this policy precludes its redevelopment for that purpose as a 'windfall' scheme. Not only does the car park benefit the Village Centre but, with the proposed laying out of a new village green as part of the Land East of Village Centre housing allocation in Policy 2 of the DNP, the car park will also serve that new community facility.

#### **Policy 7: Burial Ground**

**The Neighbourhood Plan allocates land north off Cemetery Lane, as shown on the Proposals Map, for the purpose of extending the existing burial ground.**

4.55 This policy makes provision for the need to extend the existing burial ground at Cemetery Lane, Denmead.

4.56 The long term requirement for the further provision of burial ground space has been considered in the context of the Neighbourhood Plan. Following a satisfactory environmental ground water audit, carried out by professional cemetery advisers, the preferred solution (from the perspectives of both clients and management) is for a further extension of approximately 0.4 Ha on to land to the north of the existing burial ground. This will not be required for a further five years and during that time both the landowner and the Parish Council will pursue that proposal.



### **Policy 8: Travellers Accommodation**

***Proposals for the development of new sites for settled travellers accommodation will be supported, provided they:***

- i. comprise a self-contained site of no more than two pitches;***
- ii. are located on land in close proximity to the settled traveller community in Old Mill Lane and adjacent to the existing traveller site at West Fork in Bunns Lane; and***
- iii. accord with all the relevant policies of the Neighbourhood Plan and the Winchester development plan.***

4.57 This policy supports proposals for the provision of travellers accommodation of a suitable size and in appropriate locations in the area. It does not place a cap on the number of sites though they must be located near to the two settled traveller communities and must comprise no more than two pitches on each site.

4.58 During 2013 the Hampshire Traveller Assessment was presented. It had been carried out by Forest Bus and commissioned by a consortium of eleven Local Authorities in Hampshire. WCC was a member of the consortium. Having examined that report, this policy endorses its two main aims, namely that "... local planning authorities should make their own assessment of need ..." to provide for the travelling community, and "... that local planning authorities, working collaboratively, develop fair and effective strategies to meet need ..."

4.59 Translating the emphasis on high level local authorities working together is difficult in relation to the parish level. To understand the situation in Denmead the current position regarding the travelling community was examined. It is the case that in two parts of Denmead there are settled gypsy and travelling showmen communities that are accepted within the parish.

4.60 In the wider context of the local authorities' ongoing work to inform future policy at the district level, this policy supports proposals where there is the potential to offer a one or two pitch site for travellers. However, sites must be in close proximity to either of the settled community, as this will provide the best opportunity for newcomers to become part of Denmead. In doing so, the policy requires those proposals to be consistent with other relevant development plan policies, notably the criteria in Policy CP5 of LLP1 ('Sites for Gypsies, Travellers & Showpeople'). Within the engagement carried out in preparing this Plan, it has been very clearly felt that assimilation outweighs any disadvantages of limited sustainability.

## **5. Implementation**

### **Introduction**

5.1 The Denmead Neighbourhood Plan (DNP) will be implemented through a combination of the local planning authority's consideration and determination of planning applications for development in the Parish and through steering local community, public and private investment into a series of infrastructure proposals contained in the plan.

5.2 These proposals have emerged during the preparation of the DNP and, although they cannot form part of the statutory land use policy provisions of the DNP, they are included in this section as non-statutory proposals to provide a comprehensive view of local community aspirations for the parish.

### **Development Management**

5.3 Most of the policies contained in the DNP will be delivered by landowners and developers responding to its allocation of land for development. In preparing the Plan, care has been taken to ensure, as far as possible, that these allocations are achievable. All the allocated sites are considered viable to develop using conventional development appraisal techniques.

5.4 Whilst the local planning authority will be responsible for development management, the Parish Council will also use the DNP to frame its representations on submitted planning applications. It will also work with the authority to monitor the progress of sites coming forward for development.

### **Project Proposals**

5.5 During the preparation of the DNP the local community made clear its desire for the plan to support a range of proposals that are either not related to land use planning or are matters that are not within the scope of a neighbourhood plan to determine.

5.6 This section therefore contains a number of proposals that relate to non-statutory proposals that will be pursued by the Parish Council and others in parallel with the implementation of the formal policies of the DNP.

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## **Proposal 1: Green Infrastructure**

***The Neighbourhood Plan proposes the implementation over the plan period of a green infrastructure strategy that will deliver a combination of new and improved assets as follows, to be secured through the development and improvement of land:***

- I. Village green***
- II. Natural open spaces***
- III. Informal recreational areas***
- IV. Street tree planting***
- V. Sites of interest for nature conservation***
- VI. Allotments or community gardens***
- VII. Play areas***



***The management of all new assets will be integrated with those currently existing in the ownership of the Parish Council. The use of site-specific management arrangements will be discouraged.***

5.7 This proposal seeks to establish a green infrastructure network of biodiversity, climate change adaptation and recreational assets for Denmead alongside and partially as a result of the development policies of the DNP.

5.8 The variety of benefits that derive from a well-functioning green infrastructure network are set out in 2013 Local Plan Policy CP15. The value of such a network to Denmead is considerable given the scale of development in the village over the last thirty years and the new development planned now. Establishing a network of assets and seeking ways of investing in the improvement and maintenance of them (and their connectivity) will bring many benefits.

The Parish has the advantage of recreational facilities at Creech Wood which is owned by the Forestry Commission, England. The Parish Council holds regular liaison meetings to exchange views on the work going on within the Wood and its benefit to the local residents. The Parish Council and the Forestry Commission have successfully delivered a number of joint projects, improving the surface of paths and installing the Jubilee Avenue. At the time of writing, the newly released draft Forest Plan gives a basis for that to continue with one of its aims being to "*Maintain sustainable access and the provision for recreation within the woodlands, taking opportunities to enhance the experience where appropriate*".

5.9 There are a number of country lanes/roads in the DNP area which contribute to the village's biodiversity, rural setting and are used by walkers, horse riders and cyclists. These lanes/roads should consequently continue to exist in their current form. They are: Kidmore Lane, Anmore Lane, Tanners Lane, White Horse Lane, Edneys Lane, Thompsons Lane, Upper and Lower Crabbick Lane, Inhams Lane, School Lane, Soake Road, Furzeley Road and



Furzeley Corner. Access to any new development would not be via these lanes which would retain their rural nature and continue to be enjoyed by cyclists and walkers and provide access to the SDNP.

5.10 Firstly, the new development policies and proposals will each involve the creation of new assets in the form of public open space, landscape buffers, sustainable drainage systems and street tree planting. Some assets will deliver significant biodiversity, recreational and/or visual value in their own right. Many may be connected over time to encourage greater biodiversity value and cumulatively may enable the village to adapt to the likely higher temperatures and extreme weather events predicted in Southern England over the remainder of the century.

5.11 Secondly, the proposal is intended to stimulate local community interest in their local environment and encourage the engagement of statutory and other bodies in co-ordinating asset investments in the future. The district, county and parish councils all invest in maintaining local infrastructure, some of which will contribute to this proposal.

5.12 Finally, the proposal may enable the village to better connect with its rural hinterland from the remnants of the ancient Bere Forest to the south and the South Downs National Park to its north.

### **Proposal 2: Denmead Village Centre**

***The Neighbourhood Plan will support proposals to improve the vitality and viability of the village centre that comprise improvements to the operational effectiveness of the forecourts, car parking areas, footpaths and highway and to the physical appearance of the public realm and buildings.***

5.13 This policy encourages proposals to improve the operational effectiveness and appearance of the defined village centre to build and sustain its vitality and viability as a small service centre.

5.14 The village centre is a vital and necessary resource serving the whole community with a reasonable wide range of shops and services for a village of this size. These shops and services are greatly valued by residents, highlighted in responses to the DNP survey.

5.15 Saved policies SF1, SF2, SF3 and SF5 of the WDLPR define the Denmead village centre, including its primary shopping frontage. The centre comprises the cluster of commercial and other village centre-related buildings on Hambledon Road and the public car park on the corner of Kidmore Lane. The policies encourage suitable commercial development in the defined centre and protect existing commercial units from unnecessary loss. The definition of the centre and these policies remain relevant to Denmead and continue to be supported by the local community. There is therefore no need for the DNP to repeat or refine them any further.

5.16 However, for the centre to remain a vital and viable centre its

operational effectiveness and appearance need to be improved. The use of outdoor retail space and the car parking arrangements in the centre are haphazard and do not make the best use of the space available. In addition, the combination of traffic on Hambledon Road and forecourt car parking creates a retail environment for customers and pedestrians that could be improved.

5.17 The policy therefore complements the saved policies by encouraging the Parish Council, the local highway authority and, most importantly, the many private landowners and owner-occupiers of commercial premises in the centre to bring forward improvement proposals. It also reflects the importance of the Hambledon Road/Kidmore Lane car park to supporting the centre. It should be noted that the forecourts of the shops on the southern side of Hambledon Road are owned by the respective owners of the shop premises; This situation arises from the fact that the forecourts/parking areas were once the front gardens of the houses which are now shops.

5.18 Further, Proposal 4 of the DNP identifies the village centre as a priority for reinvesting S106 and Community Infrastructure Levy funding secured from development schemes in the parish. It is expected that such funding will lever investment from private landowners and owner-occupiers.

### **Proposal 3: Locally Listed Buildings**

**The Neighbourhood Plan supports proposals by the local planning authority to compile a list of buildings and structures of local architectural and historic character and importance. The Parish Council and the local community will actively engage in the process of identifying and assessing candidates for listing.**

5.19 There are some buildings in the parish that are cherished by local people for their architectural and/or historic character. However, the significance of this character is not currently sufficient to warrant the buildings being designated as heritage assets (as 'listed buildings').

5.20 Nonetheless, the Parish Council is keen that such buildings are not unnecessarily lost to redevelopment or to harmful changes of use. It therefore proposes to work closely with local people and with WCC to identify and designate appropriate buildings and structures as part of the forthcoming LPP2 development management policy on this issue.

### **Proposal 4: Infrastructure Projects**

**The Neighbourhood Plan prioritises the following projects for the investment of the Winchester Community Infrastructure Levy funding allocated by the local planning authority to Denmead Parish Council:**

- I. sports and recreation facilities, e.g. multi-use games areas, space for different sports**
- II. village centre improvements and management, e.g. improve appearance of village shops, more trees and seats**

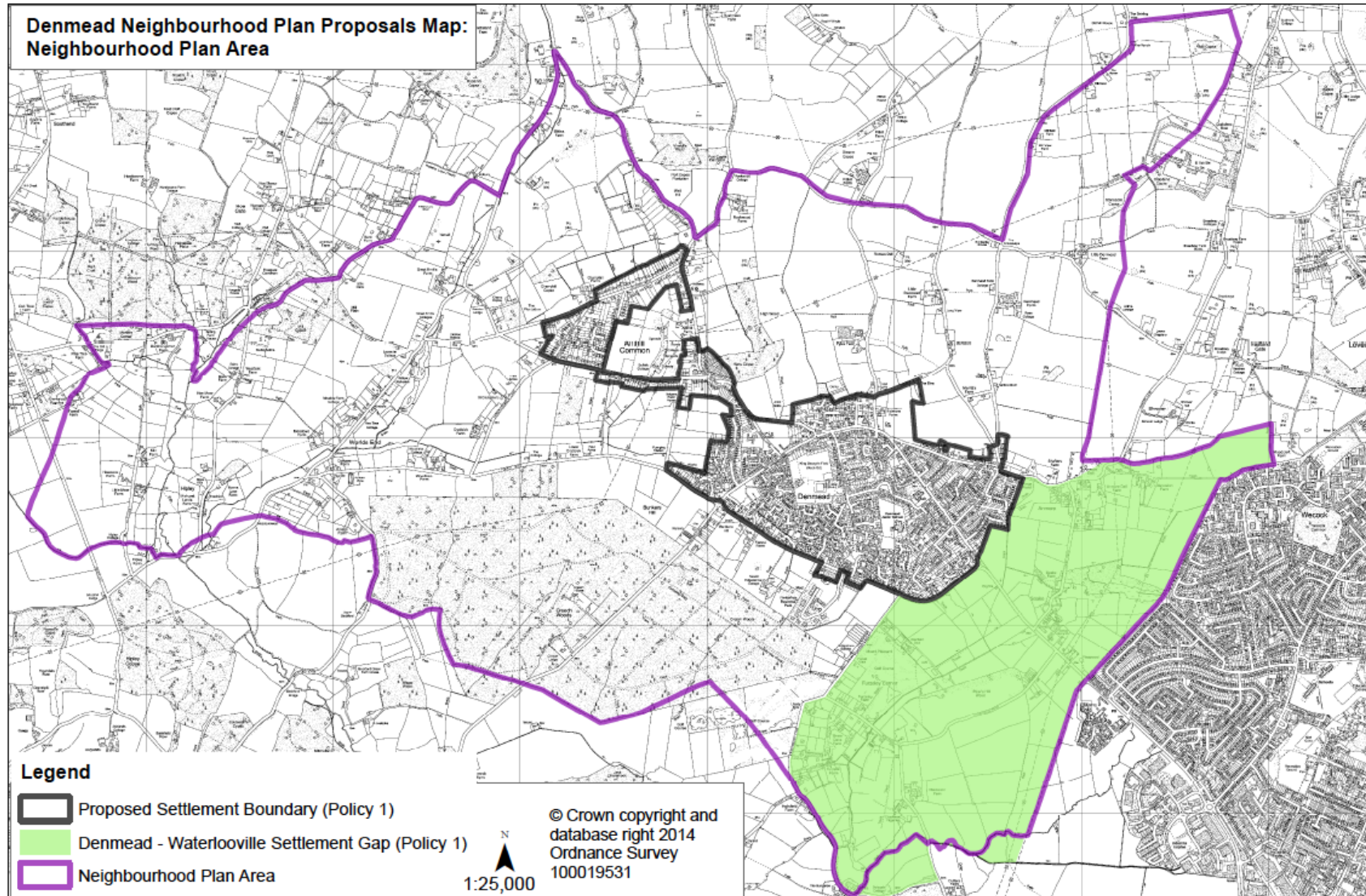


5.21 This policy identifies projects for which financial contributions will be secured from a variety of sources to support the planned growth proposed in the DNP.

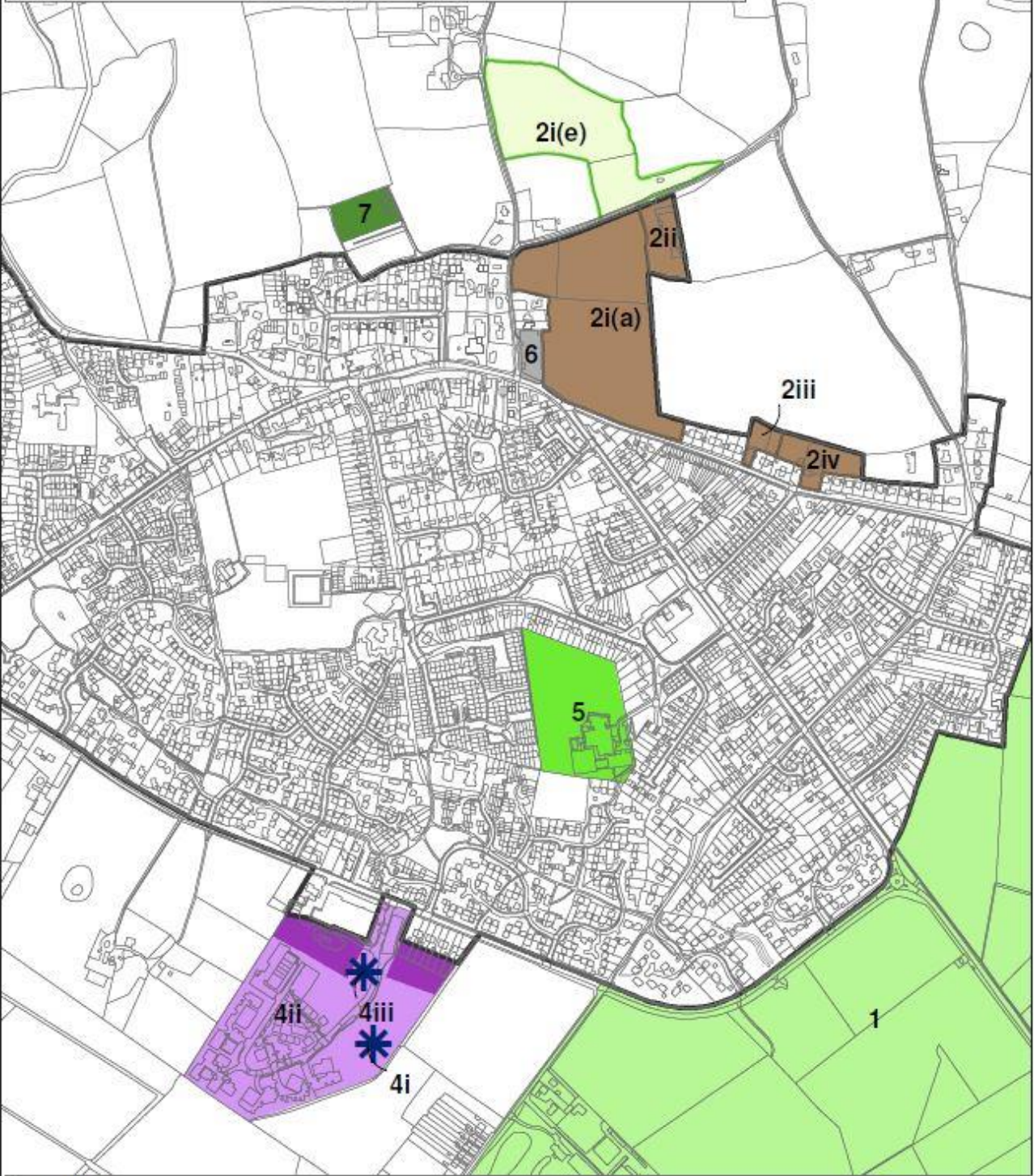
5.22 It is anticipated that some funding will be secured through site-specific Section 106 agreements, although the scope for using such agreements will be more limited after April 2015. The Winchester District CIL will be operational in April 2014, allowing the Parish Council to secure 25% of CIL charges made on qualifying development in the parish once the DNP is made.

5.23 The CIL will make a charge of £80/sq.m. on qualifying residential development schemes in the parish. Given the provisions of the DNP and assuming that 40% of dwellings are delivered as affordable homes, payments could exceed £500,000 over the plan period. The Parish Council's allocation of the CIL may therefore be in the region of £125,000. The list of projects in this policy provides the local community with an indication of which investments will be prioritised in due course.

# Proposals Map & Inset



Denmead Neighbourhood Plan Proposals Map: Inset Map



**Legend**

- |   |  |
|---|--|
|  Proposed Settlement Boundary (Policy 1)             |  Amenity Open Space (Policy 4)            |
|  Denmead - Waterlooville Settlement Gap - (Policy 1) |  Sports and Leisure Facilities (Policy 5) |
|  Housing Allocations (Policy 2)                      |  Public Car Park (Policy 6)               |
|  Open Space North of the Village Centre (Policy 2)   |  Burial Ground (Policy 7)                 |
|  Land at Parklands Business Park (Policy 4)          |  |



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## Annex A – Evidence Base

The list below contains all those documents collected and reviewed in the process of preparing this report. All are available to view via the Denmead Parish Council website's neighbourhood plan pages.

1. Denmead Rural Community Profile Rural Evidence Project (2013)
2. Oikos Place Analysis (2013)
3. Denmead Open Space Assessment (2013)
4. Denmead Landscape Sensitivity Appraisal (2014)
5. Denmead Transport Accessibility Study (2014)
6. Denmead Windfall Trends & Potential (2013)
7. Denmead Historic Environment Assessment (2013)
8. Denmead Neighbourhood Plan Employment Paper (2013)
9. Denmead Neighbourhood Plan Site Assessments (2014)
10. Winchester District Strategic Flood Risk Assessment (2007)
11. Winchester District Local Plan Review (2006)
12. Denmead – All Assessed Sites (Winchester SHLAA extracts) (2013)
13. Winchester District Local Plan Part 1 – Joint Core Strategy (2013)
14. Winchester Infrastructure Study & Delivery Plan (2012)
15. Market Towns and Rural Area Development Strategy Background Paper (2011)
16. Winchester Green Infrastructure Study (2010)
17. Winchester Habitat Regulations Assessment (2009)
18. Winchester Car Parking Strategy (2014)
19. Winchester Review of Employment Prospects, Employment Land and Demographic (2011)
20. Hampshire Traveller Assessment (2013)

## Summary Site Analysis

Site Name	Landscape	Accessibility	Flood Risk	Comments
Land East of Inhams Lane (SHLAA 475, 1776, 1878, 2493 & 2565)	L – H	A	Y (part)	Cluster of green field sites adjoining the western village settlement boundary. Part in Flood Zone and part designated a Site of Natural Conservation Interest. Access from Inhams Lane only.
Land off Sheepwash Lane (SHLAA 2018 East)	-	P	N	Isolated. Too far away from the village, and in an unsustainable location
Land off Sheepwash Lane (SHLAA 2018 West)	-	P	N	Isolated. Too far away from the village and in an unsustainable location
Land off Soake Road (SHLAA 301)	VH	A	N	Green site in local Denmead Gap beyond the eastern village settlement boundary. Access from Soake Road. Unsure of availability and likely achievable. Development of this site would seriously prejudice the viability of the Local Gap.
Land off Soake Road (SHLAA 312)	VH	A	N	Green site in local Denmead Gap beyond the eastern village settlement boundary. Access from Soake Road. Available and likely achievable but of significant importance in protecting sensitive landscape. <b>Development of this site would seriously prejudice the viability of the Local Gap.</b>
Land off Anmore Road (SHLAA 1841 West)	VH	A	Y	A highly sensitive location with potential impacts on effectiveness of local Denmead Gap, biodiversity and water quality
Land off Anmore Road (SHLAA 1841 East)	VH	A	Y	A highly sensitive location with potential impacts on effectiveness of local Denmead Gap, biodiversity and water quality
Land off Hambledon Road (SHLAA 2004)	VH	A	Y	A highly sensitive location with potential impacts on effectiveness of Local Gap, biodiversity and water quality and surface water drainage. Benefit of sports land offered as part of the development do not outweigh the impact.

Land off Hambledon Road (SHLAA 378 East)	VH	G	Y	A highly sensitive location with potential impacts on effectiveness of Local Gap, biodiversity and water quality. Physically separated from Denmead by the very busy main road.
Land off Hambledon Road (SHLAA 378 West)	VH	A	N	A highly sensitive location with potential impacts on effectiveness of Local Gap, biodiversity and water quality. Physically separated from Denmead by the very busy main road.
Land off Forest Road (SHLAA 310)	M	A	N	Physically separated from Denmead by the very busy main road. Development would obstruct the important landscape views to the south.
Land off Furzeley Road (SHLAA 311)	M	A	N	Physically separated from Denmead by the very busy main road. Development would obstruct the important landscape views to the south.
Land off Forest Road (SHLAA 2003)	M	G	N	Physically separated from Denmead by the very busy main road. To be retained for employment use.
Land off Forest Road (SHLAA 2425)	M	A	N	Physically separated from Denmead by the very busy main road. Development would obstruct the important landscape views to the south and overlook houses on the north side of Forest Road.
Land off Old River (SHLAA 1835)	-	E	Y	Within the settlement boundary. Available and achievable and now being developed.
Land off Forest Road (SHLAA 362)	M	A	N	Physically separated from Denmead by the very busy main road on two sides. Development would obstruct the important landscape views to the south.
Land off Anmore Road (SHLAA 2469)	L	P	N	Not considered a sensitive location visually. Proximity to facilities favours sustainable development.
Land off Kidmore Lane (SHLAA 1783)	L	E	N	Public car park considered essential to maintain the vitality of the village retail centre and community life (at the War Memorial Hall and Church)
Land off Anmore Road (SHLAA 367)	L	G	N	Not considered a sensitive location visually. Proximity to facilities favours sustainable development. Available and achievable
Land off Tanners Lane (SHLAA 313)	L	G	N	Not considered a sensitive location visually. Proximity to facilities favours sustainable development. Available and achievable
Land off Southwick Road (SHLAA 2054)	-	E	N	Car park essential to the sustainability of the business (which is a protected Community Asset) it serves.



Land off Green Lane (SHLAA 958)	-	G	N	Within the settlement boundary and likely to be available within the Plan timeframe.
Land off Thompsons Lane (SHLAA 2496)	H	P	N	Too far from the village centre and in an unsustainable location. Planning Inspector has rejected its use (June 2014)
Land off Hambledon Road (SHLAA 2455)	H	A	N	Too far from the village centre and in an unsustainable location. High Bio-diversity value, SINCs, Ancient Woodland, large oaks, pylons.
Land off Hambledon Road (SHLAA 302)	H	A	N	Too far from the village centre and in an unsustainable location. High Bio-diversity value, SINCs, Ancient Woodland, large oaks, pylons.
Land West of Inhams Lane (SHLAA 2512)	L-H	A	Y (part)	High water table with stream and wetland, part is SINC. This means that only part of this site is deliverable. Pylons cross the site.
Land off Hambledon Road (East towards Harts Copse) (SHLAA 2526)	H	A	N	Situated some distance from village centre, it is affected by proximity to SINCs and pylons. Highly sensitive location and too far from village facilities
Baptist Church, Anmore Lane (Not SHLAA)	L	G	N	Not considered a sensitive location visually. Proximity to facilities favours sustainable development.
Anmore Road (Not SHLAA)	L	G	N	Not considered a sensitive location visually. Proximity to facilities favours sustainable development.

Notes:

Landscape Sensitivity:

- L = low sensitivity
- M = moderate sensitivity
- H = high sensitivity
- VH = very high sensitivity

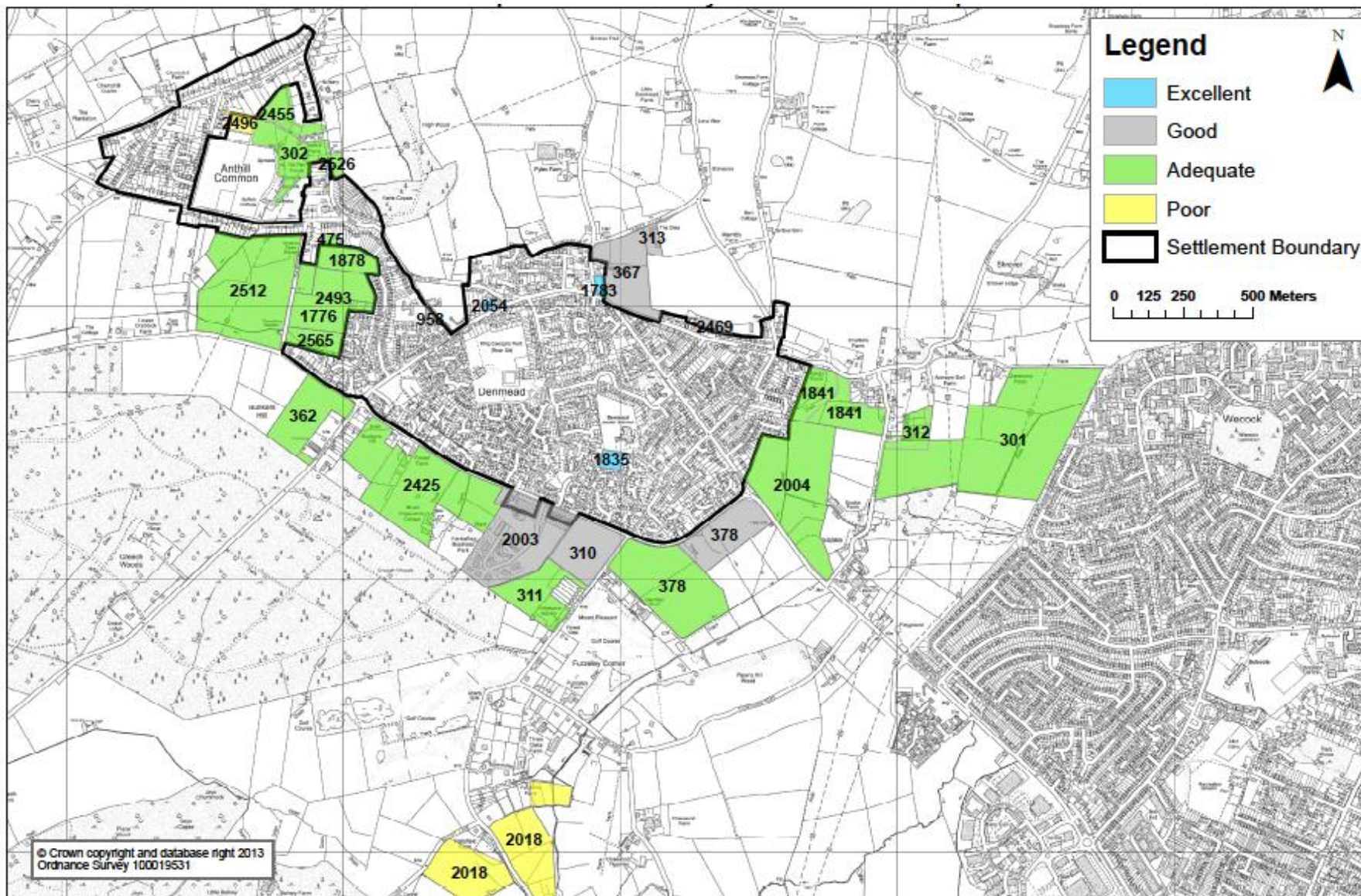
Accessibility:

- P = poor
- A = adequate
- G = good
- E = excellent

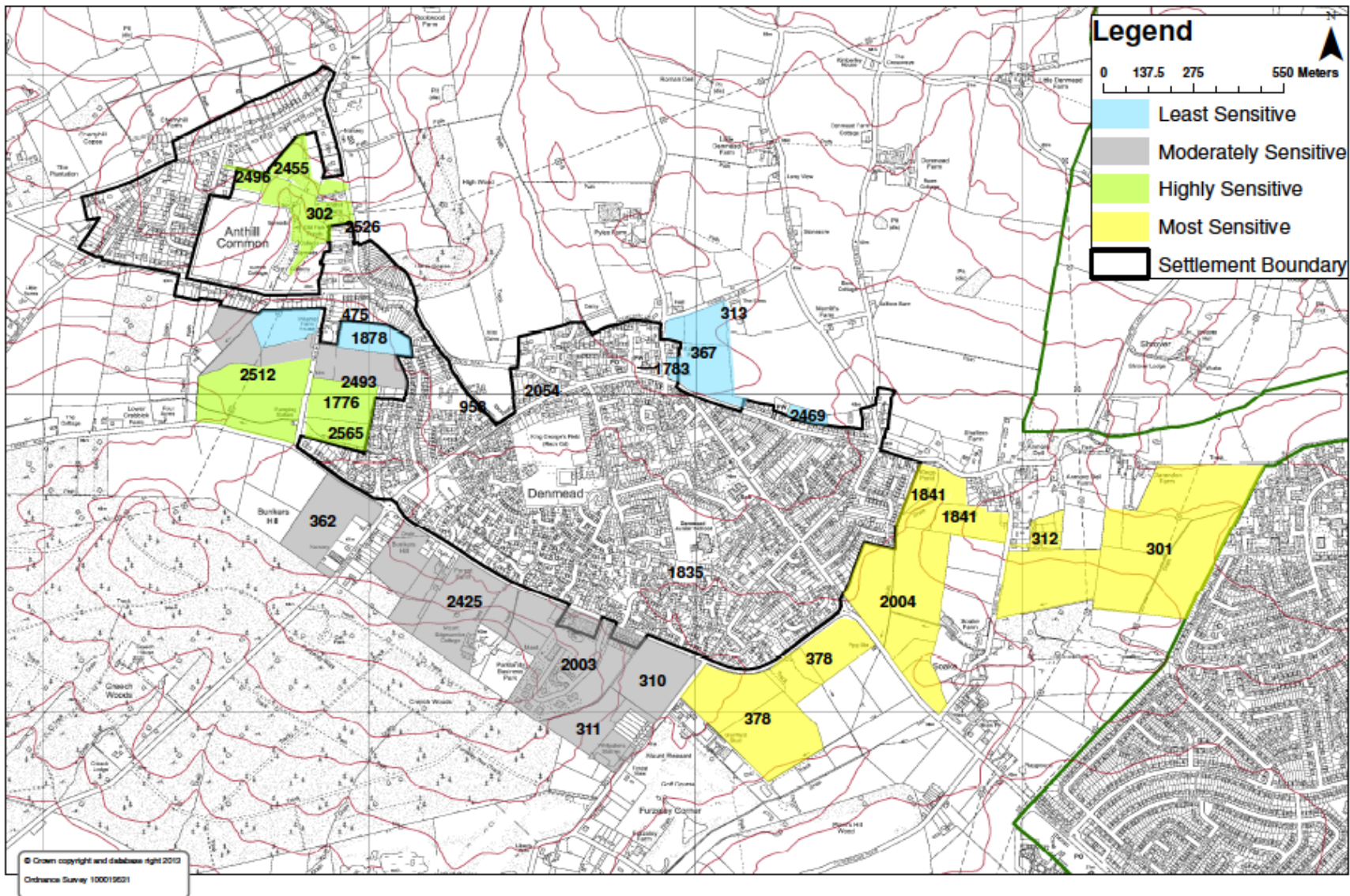
Flood Risk:

- Y = located in Flood Zone 2 and/or 3
- N – located in Flood Zone 1

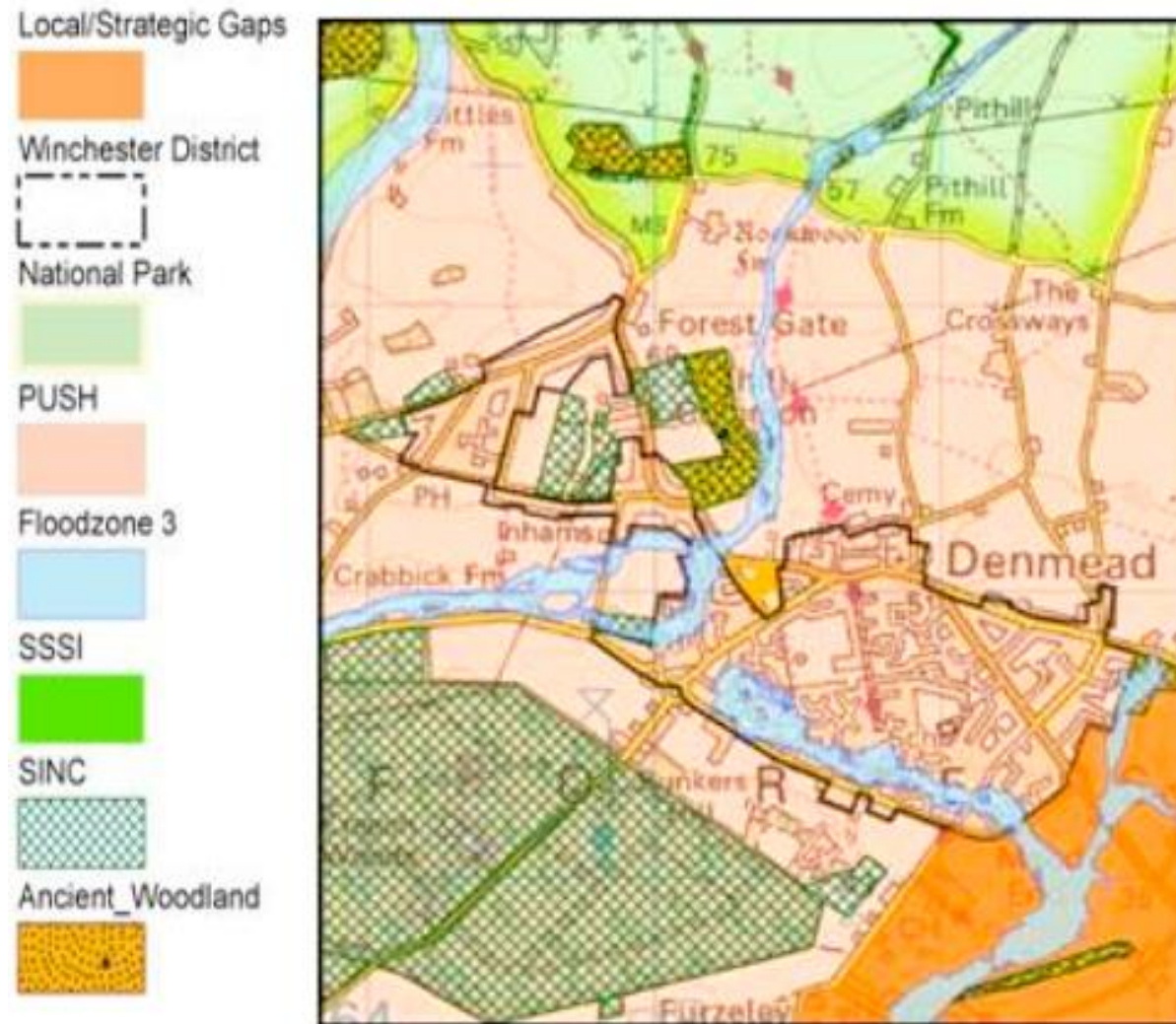
# Denmead Accessibility Map



## Denmead Landscape Sensitivity Map



## Denmead Flood Risk Map



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## **Denmead Gap**

### **Introduction**

The PUSH Document "A policy Framework for Gaps" advocates the use of following criteria to define the Boundaries of a Gap:

- a) The open nature/sense of separation between settlements cannot be retained by other policy designations;
- b) The land to be included within the gap performs an important role in defining the settlement character of the area and separating settlements at risk of coalescence.
- c) In defining the extent of a gap, no more land than is necessary to prevent the coalescence of settlements should be included having regard to maintaining their physical and visual separation.

It became obvious from an early stage in the Neighbourhood Plan engagement with Parishioners that a high priority for the Village was to protect the Denmead Gap, and prevent the coalescence of Denmead and Waterlooville. The existence of the Denmead Gap has been re-established at a strategic level by the recent WCC Local Plan Part 1.

### **Denmead Gap boundaries**

The following notes describe and validate the continued use of the existing gap boundaries.

The boundary of the gap immediately to the east of the Village is marked by the current residences, and their gardens, to the north of the B2150 in Maple Drive and Mill Close. To the south of the B2150, the boundary is initially marked by the residences, and their gardens, in Little Mead and Great Mead, round to the junction of Forest Road and Furzeley Road.

From that junction, the boundary is clearly marked by Furzeley Road, and then continues south on Newlands Road, until it reaches the rivulet which runs through Sheepwash Farm and on to the south, eventually joining Wallington River. At that junction, the boundary follows the rivulet east along the Parish Boundary until it passes under the two HV lines which run north/south. The gap boundary then runs north along the line of the easterly HV line until it reaches the B2150.

From the B2150, the boundary of the Denmead Gap follows the westerly edge of the residences, and their gardens, in the Sunnymead Drive and Wecock areas.

It is clearly delineated at first by the HV line, and then by a series of single trees (mainly oak) running north east and at the western edge of the gardens of Silverdale Drive, Sutton Road, and the northern end of the smaller roads turning off to the north of Eagle Avenue.

A line of mature trees (mainly oak, hawthorn and ash) clearly marks the western boundary of Waterlooville until it reaches Billy's Lake, when the boundary turns north-north east. From here the boundary is marked by a strip of trees which follow the edge of the gardens etc of Sutton Road and Eagle Avenue. At a knuckle by Partridge

Gardens the boundary follows the Parish Border for approximately 400 yards where it turns north and then west until it reaches Anmore.

It then follows Anmore Road in a westerly direction past Soak Road until it reaches the housing line on the south side of Anmore Road, where it turns south east following the eastern edge of the housing on Mill Close and Maple Drive, back to the B2150.

The gap is generally some 900 yards wide. Any incursion into this gap would clearly breach the integrity of the gap and take away that physical and visual separation between Denmead and Waterlooville which enables Denmead to keep its rural character.

Those buildings (including the Industrial Estate) which currently exist within the Denmead Gap will be allowed to make small alterations to their structure, provided that they do not compromise the integrity and nature of the Gap.

### **Conclusion**

The existing alignment of the boundaries of the Denmead Gap have been found to be sound and definitive, and therefore will be incorporated in the Denmead Neighbourhood Plan.