

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 CP18, and WDLP 2006 Policy CE2.

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 Furzley Road.

From that junction, the boundary is clearly marked by Furzley Road, and then continues south on Sheepwash Lane, until it reaches the rivulet which runs past Sheepwash Farm and on to the south, eventually joining Wallington River. At that bridge, the boundary follows the rivulet east along the Parish Boundary until it passes under the two National Grid High Voltage power lines (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 Weacock 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.

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