



Denmead Neighbourhood Forum

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

Update JULY 2014

the following paper was prepared for the meeting

of the Parish Council on 9th July 2014

1. This paper provides an update on the work done preparing the Submission version of the Denmead Neighbourhood Plan since the recent six week consultation in March and April. The Plan, together with the supporting documents will be forwarded to Winchester City Council (WCC) Officers for their consideration provided the Parish Council gives their APPROVAL to the content. If agreed by WCC, the Plan will progress to independent Examination (by a member of the panel appointed by the Government for that part of the Neighbourhood Plan process) and if that is successful, it will be the subject of a Referendum later this year.

The Pre-Submission Consultations and representations

2. During the consultation period there were almost 190 representations made by local people, by developers/landowners and by other local and interested organisations. All the statutory consultees – Natural England, the Environment Agency and English Heritage have made representations.

3. The majority of comments have been made by a community that clearly cares about the future of Denmead. The common objections or concerns were:

- ***The number of new homes is far too large and the spatial Policy 1 does not distribute the sites evenly across the village;***
- ***The selection in Policy 2i of Carpenters Field (Kidmere) and the adjoining 2ii Land of Tanners Lane, which are connected, are not perceived as being different sites, is inappropriate primarily on the grounds that it is too big, is affected by groundwater flooding and would increase traffic congestion;***

- ***The selection in Policy 2iii of Land at the Memorial Hall is inappropriate, primarily on the grounds that there would be a loss of car parking and open space;***
- ***The selection of two sites on Anmore Road (Policy 2iv and 2v) is inappropriate primarily as their development would exacerbate existing traffic congestion problems;***
- ***Insufficient provision made for improved and new sports facilities in Policy 2i or Policy 5 with the view expressed that a more effective solution would be to provide an all-weather pitch and related facilities at Ashling Park.***

4. Of those that do not accept development, there is a view that more smaller sites should have been selected. The Steering Group may have raised expectations during its consultations although the lack of such sites had been explained. There is some support for sites at Anthill Common, at Maple Drive, at Forest Road and at Inhams Lane (including from the respective land promoters) but these were few in number. Some representations have challenged the basis of the Winchester City Council (WCC) evidence on landscape sensitivity and transport accessibility, but these were created by independent consultants for the whole of the district.

5. Some people have expressed a concern about an increased flood risk as a result of the development – specifically groundwater flooding east of the village but this was NOT identified by the Environment Agency representation and the major developer has confirmed that it is possible to address this issue within the development scheme.

6. Importantly, WCC raised no objections to the Plan but made a number of suggestions on how the document could be improved.

Action since the analysis of the representations

7. The Steering Group has held a series of meetings with Hampshire Highways (Operations), with the major developer, and also with the developer, Hampshire Highways (Planning) and Winchester City Council (Open Spaces) together. The Steering Group continued dialogue with other site owners, with Southern Water and the Environment Agency. This has allowed the issues raised within the Pre-Sub. Consultations to be addressed, as the following points set out:

- ***The Land at the War Memorial Hall (DWMH) is no longer part of the Plan. A new site has come to light at Mill Close which compensates the loss of housing at the DWM Hall site;***
- ***Southern Water have accepted that the Pumping Station at the Forest Road/Hambledon Road may be operating close to capacity and that any development will require an upgrade of its capacity. That will be funded by Developers;***

- *The Developer of the Carpenter's Field site has agreed to provide land that might be used for a new Community Facility in the future, but which will be green space until then; together with a new (second) village green; a play area within the site; and open space land to the north and east of the Kidmore Lane KGV Field. They will also fund a Multi-Use Games Area (MUGA) at Ashling Park;*
- *The scheme for the design and layout of the development will be in distinct 'phases' and not present itself to the public as a 'standard' development;*
- *Following recent Government legislation, no development may increase ground water run-off rates from the site. This will apply to ALL sites that have been allocated. Flows must be dealt with within the plans for the development. In due course HCC will become the independent judge of such schemes and be the managing body for the long term operation of any scheme;*
- *The Developer will work with HCC and DPC to investigate the potential to steer some of the groundwater flows from outside the village and thus alleviate some of the existing flows in Kidmore Lane and parts of Anmore Road.*
- *Reassurance has been given, from traffic modelling done by the Developer's consultants, and seen by HCC, that the road system around Anmore Road will cope with any extra traffic flow. Further a traffic impact assessment will be part of every planning application made in the delivery of the allocated sites.*

8. These outcomes do not require revision of the Plan sufficient to require a further Pre-Submission consultation but have been used to provide greater clarity (for example in the paragraphs relating to Travellers sites) and more clearly cited evidence in the **DNP**, the **Strategic Environmental Assessment** and the **Basic Conditions Statement** that are before the Parish Council this evening.

9. Also before the Parish Councillors this evening is the **Statement of Consultation** which sets out how the Steering Group has worked with residents to achieve the best plan possible for Denmead.

Before the Referendum

10. It is clear that there is still a need to make the case for the proposed housing development strategy to residents. That the Steering Group has begun to consider and is making arrangements to achieve. The current view is that the Steering Group will organise:

- two, independently chaired 'panel' events to answer questions from residents;
- two 'Update' newsletters distributed to every dwelling in the DNP area; and
- more information on the web-site.

These will also explain the rest of the process including the fact that the WCC work will include a further six week consultation phase.

11. If all goes well, based on the experience of other Neighbourhood Plans in other parts of the country, the Steering Group expect a Referendum in October or November.

12. **On behalf of the Steering Group, I commend the Plan and its three supporting documents for the members of the Parish Council to APPROVE.**

Neil Lander-Brinkley

Chairman, Steering Group, Denmead Neighbourhood Forum

7th July 2014

To readers of this UPDATE: After presentation of this paper and some discussion, the members of the Parish Council, having commented favourably on the Plan, cleared all the documents to presentation to Winchester City Council as the final SUBMISSION version of the PLAN. Currently the Steering Group team are adding graphics and photographs to the text as well as correcting some typos. The current timetable is for the complete set of papers to be released to WCC on July 31st and they will also be on the DNP website from that day.