

THAT CONSULTATION BUSINESS – WHAT'S BEEN HAPPENING SINCE?

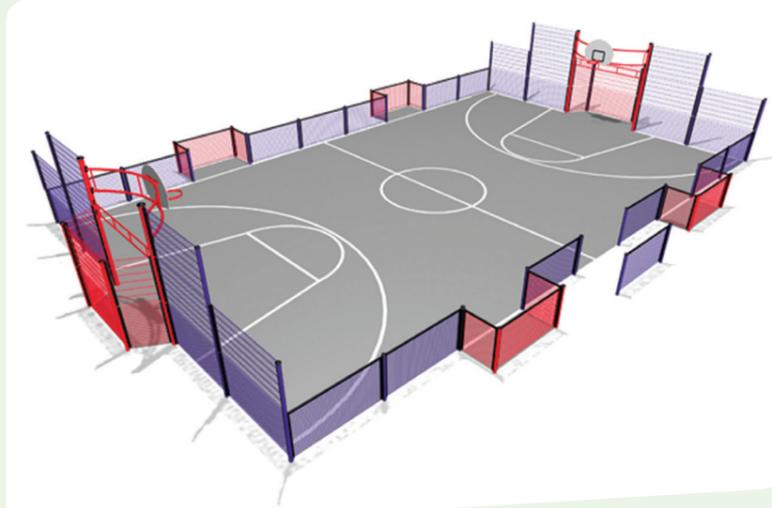
Firstly there were almost 190 representations made by local people, by developers/landowners and by other local and interested organisations. (See below for a report on those.) All the statutory consultees – Natural England, the Environment Agency and English Heritage have also made representations. Each one was read and carefully considered.

Secondly, the Steering Group has held a series of meetings with Hampshire Highways (both Operations & Planning); the major developer; and Winchester City Council (Open Spaces). The Steering Group also continued dialogue with other site owners, with Southern Water and the Environment Agency.

What's the outcome then? The results of this work are:

- Southern Water have accepted that the Pumping Station at the Forest Road/Hambledon Road may be operating close to capacity. 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:
Green space land that might be used for a new Community Facility in the future;
A new (second) village green;
A play area within the site;
Open space land to the north and east of the Kidmore Lane KGV Field;
A Multi-Use Games Area (MUGA) at Ashling Park;
- The scheme for the design and layout of the development will be for dwellings to be in 4 design groups and not present itself to the public as a 'standard' development;
- No development will be permitted to increase groundwater runoff rates from the site and should aim to reduce that flow. This will apply to ALL sites that have been allocated. Flows must be contained within the development to meet legal requirements.
- The Developer will work with HCC and DPC to alleviate some of the existing groundwater flows in Kidmore Lane and parts of Anmore Road.
- A traffic impact assessment will be part of every planning application made in the delivery of the allocated sites to ensure the roads can cope.

All of that is good news for Denmead.



IN THE COUNTRYSIDE

Although Denmead is a large village it is well known for its countryside setting. The Steering Group used the Landscape Assessments, commissioned from independent experts, by Winchester City Council, in its work. Areas rated as Sensitive and Highly Sensitive have been important evidence to channel development into less sensitive areas. In that way the rural characteristics of our village are being preserved.



UPDATE 1
AUGUST 2014



Denmead's

Neighbourhood Plan



RESIDENTS MEETING

The new Submission version of the Denmead Neighbourhood Plan will be presented by a panel of those involved in preparing it on
Tuesday 26th August at 6.30pm
at
**the Denmead Community Centre,
School Lane.**

Mums and Dads are welcome – there will be a play area (manned by our qualified Youth Workers) for your children.

Other Q&A sessions will follow –
Dates to be determined

contact: clerk@denmeadparishcouncil.co.uk

NO CHANGE AT THE MEMORIAL HALL

We read your representations, we listened at the meetings, we have amended the NEIGHBOURHOOD PLAN so that the Denmead War Memorial Hall (DWMH) and the land attached to it is no longer part of the Plan.

Neither the relocation of the Hall or use of the car park and land attached to it (which had been planned for accommodation for sheltered housing) is part of the revised Plan. The Steering Group have accepted that many people want the Hall to remain as it is. The DWMH Management Committee were made aware of this decision before it was announced through the recent Parish Council meeting, in the Denmead Scene and through this UPDATE.

The loss of the houses at this site has been balanced by a site in Mill Close which has had long-standing planning permission. This site had been held in abeyance because it was not known if the owners still wished to use the site but the intention to build has now been confirmed.

Denmead Baptist Church



We are moving - the Neighbourhood Plan made this possible.

WHAT HAPPENS NEXT?

When the new submission version of the Denmead Neighbourhood Plan (DNP) has been formally passed to Winchester City Council (WCC) they will aim to start a new consultation at the beginning of September. All residents and developers etc. then have a 6 week period in which written or email representations will be accepted by WCC.

WCC then pass those representations, and the DNP, to an independent Examiner. The Examiner may call a public enquiry but this is not obligatory. The decision that the Examiner must make is whether or not the Plan is legal. If all is well, the Examiner will authorise WCC to arrange a referendum. At referendum, the Plan must receive support from more than half of those voting to be passed. If more than 50% of those voting do not vote in favour, WCC cannot formally adopt the Plan.

Without a Neighbourhood Plan, there will be a presumption of approval on all sustainable planning applications submitted. It is therefore highly likely that many sites will submit planning applications, and this could lead to hundreds of extra houses in the village, without the village being able to say what, where and when the homes will be built.

YOUR VOTE IS NEEDED

WHAT ELSE DOES THE NEIGHBOURHOOD PLAN DO FOR THE VILLAGE?

All the boundaries of the current Denmead Gap have been physically visited, and found to be sound and definitive. This will protect the gap from any new development.

All the Sites of Importance for Nature Conservation (SINCs) on or adjacent to the Settlement Boundary have been visited by a professional Ecology Consultant who has re-affirmed their validity.

The excellent Village Design Statement (compiled in 2004/2007) has been reviewed, and with only a few corrections, has been brought up to date. Its major design guidance factors have been incorporated into the Neighbourhood Plan.

The importance of the car-park at Kidmore Lane has been emphasised, and any moves to develop this area will be resisted.

CONSULTATION FACTS

These are extracts from the results of the 'drop-in' sessions at the Old bank and the Junior School. [NB A report on the second stage of the consultations (the 'drop-in' sessions) is on the web-site, www.denmeadneighbourhoodplan.org.uk.]

Where to build?

When asked where residents would place development given the choice, top of the poll with 26% of the 214 people responding, was Carpenters Field. The land at Tanners Lane was third choice with 15% of the votes. The other two top scoring sites were land between Inhams Lane and Hawthorn Road and land at Thompsons Lane. Unfortunately the latter of these two is not up for development – the owner prefers its use by a farmer, for grazing and hay.

What to build?

A total of 209 people answered this question and 76% of them wanted a modern design but with traditional features, such as use of brick and flint and cottage style doorways. Perhaps they were influenced by developments at Mill Close Gardens and Little Frenchies Field? The Parish Council will be mindful of that evidence when future Planning Applications come forward.



An ageing population

Also in the 'drop-in' sessions, 89% (of the 91 people answering this question) agreed that the Plan should make provision for older people through Care Homes (which we have designated at Parklands Estate). In another questions 92% (of 125 people answering) thought that warden assisted housing should be included. Unfortunately we have had to drop our plans for small cluster of such homes as the potential site, next to the War Memorial Hall, has been removed from the Plan.

What about recreation?

Far and away the most requested new feature was a Park with benches and flowers. The Plan has a second village green which should help to fulfil that wish.

Three times as many people wanted to be able to try a new sport as those who put more football space top of their list. In the Plan, the Multi Use Games Area (MUGA) at Ashling Park should allow people to play games such as Netball; Street Hockey and 5-a-side football as well as providing an area for fitness and skills training when the sports fields are too wet to use.