

## **D1 - Neighbourhood plan designated area**

- Support - 12
- Neither support of object - 5
- Object - 8

The changes to the supporting text and the Local Plan policies have not only been informed by the responses to the Regulation 18 consultation but they have also taken on board any additional feedback that has come out of discussions/meetings with statutory consultees and members in order to improve the clarity and understanding of the contents of the Local Plan.

<b>Comments in support of D1 - neighbourhood plan designated area</b>		
<b>Respondent number</b>	<b>Comment</b>	<b>Officer comment</b>
ANON-KSAR-NK7T-N	<p>Denmead is a larger rural settlement that can accommodate significant housing growth over the plan period, making an important contribution to housing need in the district. Policy D1 proposes the allocation of ‘about 100 dwellings’ through the emerging Denmead Neighbourhood Plan. Feltham would suggest that Denmead is capable of supporting a greater quantum than this.</p> <p>Denmead is a sustainable location with a range of local amenities, good transport opportunities and close proximity to Waterlooville (one of two South Hampshire Urban Areas). The range and quality of sites identified in the recent SHELAA (2021) is evidence of the good supply of development land in the area that could accommodate a quantum of development above an allocation of 100 dwellings. SHELAA site DE30 is a good example of a development site that is suitable, available, achievable, and deliverable in the short term. DE30 would make a meaningful contribution of circa 30 dwellings, which is a scale of development that is sympathetic to the character of the area. The site is free of any policy constraints and is currently occupied in part by a</p>	<p><b>Comments noted</b></p> <p>This rep is promoting a site in Denmead: DE30.</p> <p>Denmead’s housing target is in line with the score it received in the settlement hierarchy and this will be delivered through the Denmead Neighbourhood Plan.</p> <p><b>Recommended response: no change</b></p>

	<p>dwelling, garage, plant nursery and associated hardstanding and as such likely qualifies as previously developed land. Furthermore, the developable site area of DE30 is under 1 Hectare and would thus be in accordance with NPPF P69 that seeks for a minimum of 10% of housing allocated by a local plan to be provided on small and medium size sites under 1 Hectare and with NPPF Para 70 that seeks Neighbourhood planning groups give 'particular consideration' to the allocation of smaller sites.</p> <p>In the interest of good placemaking, the planning authority should stress the importance of para 69 and Para 70 within its local plan and encourage compliance with these particular requirements within Neighbourhood Plans.</p> <p>Policy D1 defers site allocations in Denmead to the emerging Neighbourhood Plan and, whilst Feltham support this local approach to housing allocations, we are also concerned that, should the Neighbourhood Plan falter or be delayed, there appears to be no 'step-in' provision for Winchester City Council to allocate development sites if needed. We would advise that this is an important function of the local plan. A good example of such a provision exists in the Basingstoke &amp; Deane Borough Council Local Plan Policy SS5 which relates to allocating housing through the neighbourhood planning process and adds that "The delivery of housing which meets the requirements of this policy will be monitored annually by the council to ensure the housing requirement is met and the council reserves the right to identify opportunities to address any shortfall through the DPD process. For the five named settlements, if a neighbourhood plan/neighbourhood development order (Regulation 16) has not been submitted by April 2017, the council will consider the need to allocate additional sites".</p>	
ANON-KSAR-N8GX-P	<p>I support Denmead Parish Council being able to produce such a plan as they will look at the village from personal knowledge rather than someone sat at a desk.</p> <p>You cannot really class Denmead as a 'large rural settlement' when</p>	<p><b>Comments noted and support welcomed.</b></p>

	<p>bigger town's / villages eg Whiteley, Wickham, Bishops Waltham have much more amenities than Denmead are included in the same classification. We have no reliable/usable public transport. A small parade of shops which hasn't increased in the 40 years plus I have lived in the area. The health centre has also remained the same size, as do the schools, despite the huge increase in population over the last few years.</p>	<p>The settlement hierarchy is a detailed account of each settlements amenities and services. This is accurate and larger settlements and those with more amenities and services have also been scored appropriately. Whiteley has 3500 houses being built at North Whiteley development and Bishops Waltham's housing number is 200 with other developments having recently completed or currently being built out. Denmead's housing target is in line with the score it received in the settlement hierarchy and this will be delivered through the Denmead Neighbourhood Plan.</p> <p><b>Recommended response: no change</b></p>
<p>BHLF-KSAR-N87D-J</p>	<p>Support the principle of the policy, allocating a proportionate amount of additional growth to this large, sustainable village. Given the scale of need, including unmet needs from neighbouring authorities in the PfSH area (now reported by the PfSH Joint Committee to be a shortfall of 20,000 homes) capacity for development should be revisited. There may be scope for more than the additional 100 homes. The estimate of 50 windfall homes is considered to be optimistic, and also failing to proactively direct all the development to the most appropriate locations. The policy should be amended to include a fall back position in the event the Neighbourhood Plan review does not proceed within an expected/reasonable timeframe. The policy reference could be amended</p>	<p><b>Comments noted and support welcomed</b></p> <p>Denmead's housing target is in line with the score it received in the settlement hierarchy and this will be delivered through the Denmead Neighbourhood Plan.</p>

	for clarity to "DD1" or similar, to better differentiate it from the "Strategic D1" policy. Please also refer to the Vision document prepared for Vivid regarding the development opportunity it is promoting on land south of Forest Road, Denmead.	<b>Recommended response: no change</b>
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<b>Comments which neither support nor object to D1 - neighbourhood plan designated area</b>		
<b>Respondent number</b>	<b>Comment</b>	<b>Officer comment</b>
BHLF-KSAR-N8Z6-7	<p>see additional info attached as PDF on sharepoint</p> <p>In responding to the spatial strategy's approach to Denmead we comment on the following matters:</p> <p>4.1.1 Its characteristics and suitability as a location for new housing</p> <p>4.1.2 The amount of new housing proposed</p> <p>4.1.3 The considerations for where to locate new development</p> <p>4.1.4 The suitability of DE09 as a potential housing allocation</p> <p>4.2 Our submissions are that Denmead should be allocated more new housing than is presently proposed.</p> <p>Denmead's characteristics and suitability as a location for new housing</p> <p>4.3 Denmead is designated as one of four Larger Rural Settlements.</p> <p>4.4 It is described at §14.97 of the consultation document as a large village of mixed rural and suburban character located to the south east of Winchester District. It has a range of services and facilities including pre-school/nursery, primary school, community centre, public houses/restaurants, dental practice, optician, veterinary practice, convenience store. Many of these facilities are focused along Harpenden Road. It lies close to Waterlooville and the largely undeveloped settlement gap is highly valued by local residents.</p>	<p><b>Comments noted</b></p> <p>Denmead's housing target is in line with the score it received in the settlement hierarchy and this will be delivered through the Denmead Neighbourhood Plan.</p> <p><b>Recommended response: no change:</b></p>

	<p>4.5 At §14.98 it explains that the main housing allocation has recently been completed, with a few smaller sites remaining.</p> <p>4.6 Underpinning the Local Plan’s spatial strategy is its Settlement Audit. It is instructive to consider how this has ranked the four Large Rural Settlements summarised in the composite table produced below.</p> <p>4.7 It is alleged that Denmead doesn’t have hourly bus service and hence it is scored lower in the initial ranking. That conflicts with Table 6 of the Local Plan 2038 Transport Assessment Stage 1 Report which refers to the 654, D2/ D3 as hourly services. What such an assessment must also consider is journey time and destinations. In the case of Denmead, it benefits from a high degree of accessibility to Waterlooville and relatively short journey times and comparable with journeys from other such settlements to the nearest main town. Denmead is also located a convenient cycle distance from Waterlooville with cycleways along large parts of the route.</p> <p>4.8 It is instructive that the Integrated Impact Assessment alights upon this characteristic at §4.35:      “In general, the settlements in the Market Towns and Rural Area present relatively high levels of      8      CO2 emissions per capital for commuting.... The areas to the north and south of the National Park also display relatively high levels of CO2 emissions per capita from commuting.... The exception to this is some of the smaller settlements to the south east including Denmead, where emissions per capita are noted to be lower.” (emphasis added)</p> <p>4.9 The correct score in our opinion would be 27; differentiating it from Colden Common and Kings Worthy and making it comparable with Wickham. This has to be seen in the context of judgements needing to be made about accessibility and the opportunity to travel by active modes or public transport. In turn this justifies an amount of housing being directed to Denmead that is at the top end of the range given to this category of settlement.</p>	
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	<p>The amount of new housing proposed</p> <p>4.10 The Parish Council are preparing a new Neighbourhood Plan. In accordance with §66 of the NPPF the Local Plan is proposing to set out a housing requirement for the Neighbourhood Plan area, hence draft Policy D1.</p> <p>4.11 Capacity: At §14.69 it is suggested that there is capacity for 350 dwellings in Denmead and the following table explains how this is comprised:</p> <p>Denmead Housing Sources</p> <p>No of Dwellings</p> <p>Net Completions in or adjoining settlement 2019-2021 120</p> <p>Outstanding planning permissions at 2021 including Neighbourhood Plan Allocation DNP Policy 2 59</p> <p>Remaining Neighbourhood Plan allocations at 2021 (DNP Policies 28 and 2vi) 28</p> <p>Windfall allowance 50</p> <p>New Sites to be allocated in DNP Review 100</p> <p>Total Provision 2019-2039 357</p> <p>4.12 No justification is given for the overall figure of 350. There is no evidence that this represents that total capacity to accommodate new housing. If there is proven to be additional land capable of providing more housing, which plainly there is by reference to the SHLAA, there is no reason why this overall figure could not be increased.</p> <p>4.13 Remaining Allocations: We believe there are two sites allocated in the Neighbourhood Plan where planning applications have not been submitted – Site 2i and Site 2iv. It is imperative that the likelihood of</p>	
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	<p>these Sites in fact delivering housing is examined carefully rather than assuming that their allocated status implies they will be developed.</p> <p>4.14 Windfall: §71 of the NPPF requires assessments of windfall to be based on “compelling evidence that they will provide reliable source of supply”. It is unmistakable that the settlement boundary delineated in the Local Plan is tightly drawn around the settlement’s built-up area, the single exception being at Anmore Lane which has been developed for housing. There are no tracts of vacant or derelict land that would represent suitable redevelopment opportunities. None of the SHLAA sites are in fact within the defined settlement boundary.</p> <p>4.15 There is no evidence to support 50 dwellings being delivered as windfall. This is not a credible assumption. It is instructive that this is the figure given to each of the Large Rural Settlements; suggesting this is a blanket or category wide assumption without any regard to the characteristics of the individual settlements. The windfall assumption cannot be relied upon as a source of future housing in Denmead and this element of the supply should be made up from allocations.</p> <p>4.16 Denmead represents a settlement that is at least equal too if not more suitable for new housing</p> <p>9</p> <p>as Wickham when the settlement analysis is conducted properly. On this basis Denmead’s requirement should be increased to an equivalent amount and this would still be within the overall threshold given at §14.69.</p> <p>4.17 The Ravenwood allocation in Wickham for 200 new homes illustrates the inequitable distribution of housing. It is not situated at Wickham but adjacent to a smaller settlement Knowle, within an existing settlement gap and adjacent to the Welborne area of open space design specifically to avoid coalescence between Welborne and Knowle and Wickam. In it plain from §14.91 - §14.99 that this is a site which has a number of constraints and does not represent a suitable location for development. Whilst a planning application was submitted in 2018, this</p>	
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	<p>does not appear to have been granted.</p> <p>4.18 Denmead is a more suitable location for housing and its allocation should be increased. This would represent a much fairer assessment of the Settlement Hierarchy as there is little comparison between these two settlements in terms of scoring; Denmead is plainly a more suitable location for new housing than Knowle.</p> <p>Considerations for where to locate new development</p> <p>4.19 There are a number of key characteristics that influence the likely direction of future growth at Denmead which in turn limit the genuine opportunities as to how much development can be accommodated.</p> <p>4.20 The Settlement Gap designation serves to prevent Denmead and Waterlooville merging; this is an important spatial designation to maintain the separate morphology and identity of these two settlements. Retaining this designation precludes development to the east and south east of Denmead. This designation coincides with the “most sensitive” areas of land identified in the previous Landscape Sensitivity Assessment.</p> <p>4.21 Along the southern flank of the settlement are areas of flood risk and areas of moderate landscape sensitivity. Development here would encroach towards Bunkers Hill and Copse Wood, prominent features in the rural landscape. Because of the morphology of the settlement, its southern flank is the area most distant from the centre of the village and further development south of Forest Road would exacerbate that.</p> <p>4.22 Areas to the west comprise different degrees of landscape sensitivity depending on proximity to the urban area. Land east of Inhams Lane comprises an attractive landscape comprising meadows and woodland, whilst the land west of Inhams Lane is affected by high voltage power lines and pylons and is much more open with the absence of long term defensible boundaries. Anthill Common, whilst part of the Parish represents a separate enclave of development and further development north of School Lane would contribute to the coalescence of these settlements.</p>	
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	<p>4.23 The undeveloped land north of Hambledon Road is the most accessible to the Village Centre and its services and facilities and the existing bus routes. Not all of this land is suitable for development because of the proximity to the Ancient Woodland, Harts Copse, the overhead power lines and areas of flood risk, there are locations contiguous with the urban area that are well contained within the existing landscape structure and would not represent sprawl and would not affect the setting of the South Downs National Park further north.</p>	
<p>BHLF- KSAR- N8Z7-8 South Downs National Park Authority</p>	<p>(3) The Delivery of New Homes The SDNPA is in the process of starting its Local Plan Review (LPR). An evidence study of development need has been commissioned. In addition, a call-for-sites for development, biodiversity net gain (BNG), nutrient offsetting and renewables was carried out in Summer 2022. Reference is made in the Draft Winchester District Local Plan to the delivery of 500 homes within the SDNP area of Winchester District between 2019 and 2039. This is a provisional figure that will need to be subject to much further evidence. We will continue to work proactively with WCC towards achieving a robust joint position, which does not preempt or prejudice the South Downs LPR. Furthermore, we are mindful that Michael Gove (Secretary of State for Levelling Up, Housing &amp; Communities [LUHC]) recently provided a statement on the planning system in the House of Commons on 06 December 2022. The Statement referred to an upcoming National Planning Policy Framework (NPPF) prospectus in which housing numbers should “be an advisory starting point, a guide that is not mandatory”. Indeed, Mr Gove explained that it will be up to Local Authorities – by working with their communities – to determine how many homes can actually be built and that this will need to take into account what should be protected; i.e., Green Belt, National Parks (emphasis added), the character of the area, or heritage assets etc. The Statement also alluded to alterations to the need to demonstrate a rolling 5-year land supply depending on the stage of plan preparation and</p>	<p><b>Comments noted</b></p> <p>Denmead’s housing target is in line with the score it received in the settlement hierarchy and this will be delivered through the Denmead Neighbourhood Plan.</p> <p><b>Recommended response: no change</b></p>

	<p>adoption.</p> <p>The SDNPA acknowledge the findings of the latest Winchester GTAA (2022) which concludes there is no unmet need for gypsy and traveller households in the Winchester Area of the SDNP, and a need for 8 Travelling Showpeople households in the Winchester Area of the SDNP. We would recommend that Tables H3 and H4 are updated to make it clear that the need and delivery for traveller pitches and plots shown are in relation to the parts of Winchester District outside of the SDNP only. Moving forward, we will look to work positively with WCC towards achieving a robust joint position on housing figures (along with other cross boundary issues) through a new Statement of Common Ground (SoCG). The above will need to take into account any potential forthcoming amendments to the NPPF, and the recent announcement regarding advisory, rather than mandatory, housing figures.</p> <p>In terms of the proposed allocations, the following allocations will need to be amended to reference Policy NE8 (South Downs National Park) and set out that the proposed development sites and/or neighbourhood plan (NP) designated areas will be within the setting of the SDNP. As such, any development will need to be sensitively located and designed to avoid or minimise adverse impacts on the SDNP. The above relates to the following: Policies BW3 (Tollgate Sawmill), CC2 (Colden Common Farm), CC3 (Land at Main Road), D1 (Denmead NP Designated Area), KW2 (Land adjoining the Cart &amp; Horses PH), NA3 (New Alresford NP Designated Area), OT01 (Land east of Main Road), W5 (Bushfield Camp), W6 (Winnall), W10 (Former Riverside Leisure Centre), WK1 (Winchester Road and Mill Lane), and WK2 (The Glebe).</p>	
<p>BHLF- KSAR- N86Z-7</p>	<p>GP Surgeries Denmead Vine Medical Group Denmead Practice (Main and Branch) NHS Hampshire and Isle of Wight ICB - Primary Care Response The GP surgeries that serve these potential sites are currently over subscribed by 12,346 patients of October 2022. The additional dwellings</p>	<p><b>Comments noted</b></p> <p>Denmead's housing target is in line with the score it received in the settlement hierarchy and this will be</p>

	<p>from the local plan will add a further 569 patients and in order to mitigate this the NHS will be seeking financial contributions to increase the primary care space by a further 46m2 Winchester City Council – Local Plan Policies Due to the additional healthcare activities that will derive from the Local Plan we believe that there should be references to healthcare in policy DNP2i/ii/iv/D1to inform potential developers of the requirement for these impacts to be mitigated.</p>	<p>delivered through the Denmead Neighbourhood Plan.</p> <p>Officers have held a number of meetings with the ICB to understand further this representation and others on proposed site allocations in the regulation 18 draft Local Plan. Further information has been sought from the ICB to provide more detail on the nature and scope of any deficit in GP surgery facilities and how it may be resolved. This includes confirmation of which surgeries serve proposed allocations and which may require improvement. At this point it is considered prudent for the Plan and associated Infrastructure Delivery Plan to note this position and set out a mechanism to deal with any necessary infrastructure requirements arising from this request. The Infrastructure Delivery Plan will include the most recent information received from the ICB regarding the capacity of infrastructure and identified need for any improvements.</p> <p><b>Recommended response: no change</b></p>
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<b>Comments which object to D1 - neighbourhood plan designated area</b>		
<b>Respondent number</b>	<b>Comment</b>	<b>Officer comment</b>
ANON-KSAR-N8EM-9	<p>We generally support the approach of this policy however Land &amp; Partners has lodged a technical objection as we believe the distribution should be altered to reflect the sustainability of the settlements. The Larger Rural Settlements are given a figure of around 90 to 100 dwellings each and these are found through either allocations in this Plan or to be allocated in Neighbourhood Plans.</p> <p>In the November 2022 update of the Settlement Hierarchy Review, Denmead scored a total of 25 for daily facilities and other facilities. This compares with 23 for Colden Common, 23 for Kings Worthy and 26 for Wickham, so the other Larger Rural Settlements are similar in terms of sustainability as would be expected.</p> <p>However, the Draft Plan includes 200 dwellings for Wickham. These 200 homes are in fact to be allocated at neighbouring Knowle which is a much smaller village detached from Wickham itself. This is double the figure allocated to Denmead, despite very similar scoring in the Hierarchy Assessment. Furthermore, Knowle is separated from Wickham and its facilities are not easily accessible on foot. Denmead has the same position as Wickham in the hierarchy and has a very similar sustainability score, but has been asked to find half the amount of housing. This is not sufficiently justified at present.</p> <p>The capacity of the settlements to accommodate development should also be taken account of in the distribution of the housing allocation. The 2021 SHELAA identified a much larger capacity in Denmead than any of the other Larger Rural Settlements. In Denmead 21 sites were</p>	<p><b>Comments noted</b></p> <p>Denmead's housing target is in line with the score it received in the settlement hierarchy and this will be delivered through the Denmead Neighbourhood Plan.</p> <p><b>Recommended response: no change</b></p>

	<p>identified with a capacity of 1,863 dwellings, compared to Kings Worthy with 7 sites and 708 dwellings, Wickham with 6 sites and 957 dwellings, and Colden Common with 10 sites with a capacity of 548 dwellings. Whilst these are high level assessments the difference in the capacity is clear and reflects the ability of these settlements to accommodate change.</p> <p>A particular characteristic of Denmead which would support the case for further housing growth is its aging population relative to both Hampshire and the national average. More than 20% of Denmead's population is aged 65 or over, compared with around 18% of Hampshire as a whole and 16% of the population in England. Additional dwellings in Denmead will help to provide a wider choice of homes for downsizers, but also help to provide and release family homes onto the market, sustaining its working age population. This is important to the long-term sustainability of the village, as a broad demographic profile which includes a younger, economically active cohort will help to support existing facilities and services.</p> <p>Given Denmead's good level of sustainability and far greater capacity for development compared with the other settlements in the same position in the hierarchy, it would be logical to increase the number of dwellings for the Neighbourhood Plan to seek to allocate. A figure of around 200 to 250 homes would be proportionally comparable to Wickham's allocation and follows on from the evidence base more logically than the present figure of 100. It is also possible to accommodate this figure within Denmead in a way that protects its existing character. To take one site as an example, Land &amp; Partners have submitted further information on site DE19 east of Inhams Lane to demonstrate that it can accommodate around 100 homes without encroaching into the wider countryside. This can also be delivered in</p>	
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	separate phases if desirable, as set out in an updated brochure submitted alongside these representations.	
ANON-KSAR-N8GP-E Denmead Parish Council	The Government has now scrapped mandatory housing targets so we object to having 100 dwellings imposed on Denmead	<p><b>Comments noted</b></p> <p>Denmead's housing target is in line with the score it received in the settlement hierarchy and this will be delivered through the Denmead Neighbourhood Plan.</p> <p><b>Recommended response: no change</b></p>
ANON-KSAR-NKAN-S	The area of land which is registered as DE09 should be kept as allotments (shown on the map as Allotment Gardens as you leave Denmead in the direction Hambledon)	<p><b>Comments noted</b></p> <p><b>Recommended response: no change</b></p>
ANON-KSAR-NK5N-D	<p>Bewley Homes Ltd supports Policy D1 within the Winchester District Local Plan 2018-2039 Regulation 18 Consultation Plan, but also objects on the basis of the new housing allocation figure (dealt with as part of representations to Policy H3) and the lack of mechanisms in place to enable the new housing allocation figure to be exceeded.</p> <p>Notwithstanding the representations made in respect of Policy H3 regarding the proposition that Denmead's new housing allocation figure should be increased to 200 dwellings, there should also be some allowances built into Policy D1 so that Denmead's new housing allocation could be increased beyond the current 100 dwellings.</p> <p>If neither of the two remaining and undeveloped housing allocations in the 'made' Denmead Neighbourhood Plan (Policy 2: Housing Site Allocations ii and iv) are to come forward for development, either some or all of the 28 dwellings should be added to Denmead's housing</p>	<p><b>Comments noted</b></p> <p>Denmead's housing target is in line with the score it received in the settlement hierarchy and this will be delivered through the Denmead Neighbourhood Plan.</p> <p><b>Recommended response: no change</b></p>

	<p>requirement.</p> <p>It is understood that Denmead Neighbourhood Plan Forum intend to contact the landowners of two remaining Neighbourhood Plan housing allocations to ascertain if, and when, these sites are likely to come forward with planning applications to the Council.</p> <p>A further revision to Policy D1 should address any shortfall of the 50-dwelling windfall figure. For example, if 3 dwellings per annum do not materialise as windfalls within Denmead, there should be a mechanism within Policy D1 to add any annual shortfall to Denmead's housing allocation requirement on an ongoing basis.</p>	
<p>ANON-KSAR-N8XZ-9 Denmead Parish Council</p>	<p>Given that the Government has now scrapped mandatory housing targets, and also that Denmead has had over 100 additional windfall dwellings in recent years, we object to having 100 additional dwellings imposed on Denmead</p>	<p><b>Comments noted</b></p> <p>Denmead's housing target is in line with the score it received in the settlement hierarchy and this will be delivered through the Denmead Neighbourhood Plan.</p> <p><b>Recommended response: no change</b></p>
<p>ANON-KSAR-N838-2</p>	<p>As mentioned previously I cannot see how Denmead can be compared with Wickham and Bishops Waltham which have more facilities. Although Denmead has grown in size, it's facilities have not. How can there be an allocation of 100 homes when what was the office complex at Parklands has been converted into almost 100 new residential units from commercial. Denmead already had a neighbourhood plan to take us up to 2031 - this appears to have been over ridden.</p>	<p><b>Comments noted</b></p> <p>Denmead's housing target is in line with the score it received in the settlement hierarchy and this will be delivered through the Denmead Neighbourhood Plan.</p> <p><b>Recommended response: no change</b></p>

<p>BHLF- KSAR- N8ZF-Q</p>	<p>Dudsbury Homes recognises the allocation of new housing sites in Denmead is to be dealt with in a new neighbourhood plan, and will work closely with the Parish Council and Working Group. However, Dudsbury Homes objects to the scale of housing proposed to be allocated in the neighbourhood plan. According to the figures, a third of the housing identified for Denmead in the Plan was completed by 2021, and cannot contribute to the current needs in the area. As set out previously, there is a significant unmet housing need with the PfSH area, which includes Denmead. In response, the Plan should put a greater emphasis on the scale and delivery of housing on the Market Towns and Larger Rural Settlements in this area, including Denmead. As such Dudsbury Homes request the allocation for Denmead should be increased to 300 dwellings.</p>	<p><b>Comments noted</b></p> <p>Denmead’s housing target is in line with the score it received in the settlement hierarchy and this will be delivered through the Denmead Neighbourhood Plan.</p> <p><b>Recommended response: no change</b></p>
<p>BHLF- KSAR- N8BE-X</p> <p>Environment Agency <a href="#">Link here</a></p>	<p>See SP for colours Green text: No specific comments/generic comments apply - We welcome the recommendation to ensure development is located outside of FZ 2&amp;3 Orange text: Action to be taken Red text: Concern over deliverability without further work/information</p> <p>31. Denmead 100 dwellings</p> <p>Based on the information currently available, the site raises some environmental concerns that need to be addressed. Further work will be needed to show how these issues can be satisfactorily addressed to ensure no environmental impacts.</p> <ul style="list-style-type: none"> <li>• SPZ1,1c,2c,3,4,</li> <li>• Principal and Secondary A Aquifer</li> </ul> <p>Flood Risk</p> <p>Notwithstanding our concerns regarding the sequential test, and for the policy to be sound we would advise that a level 2 SFRA is undertaken to provide a greater degree of certainty as to the level of flood risk, both</p>	<p><b>Comments noted and support welcomed</b></p> <p>Denmead’s housing target is in line with the score it received in the settlement hierarchy and this will be delivered through the Denmead Neighbourhood Plan.</p> <p><b>Recommended response: no change</b></p>

	<p>now and with climate change.  The LPA have not demonstrated that this site allocation provides wider sustainability benefits to the community that outweigh flood risk.  Site allocations will be determined through the Denmead Neighbourhood Plan.  Water Quality  Parts of Denmead is within the SPZ1 for the Havant and Bedhampton Springs SPZ1. This is a strategically important water supply source and is regarded as extremely sensitive. There are likely to be tight constraints on any aspects (construction and design) of the development that could impact on the groundwater.</p>	
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	Recommendations	Officer response
Comments from SA	None	
Comments from HRA	None	

(Policy number changed to DEN1)

### Policy D1 Neighbourhood Plan Designated Area

Land will be allocated for development in the Denmead Neighbourhood Plan for about 100 dwellings, including any required amendments to the settlement boundary. Development will be expected to address the following:

- i. Show how they are contributing towards the Vision and Objectives of the Plan in Policy SP1 and in general conformity with its strategic approach;
- ii. Have regard to information on local need for new homes, jobs and facilities, for their plan area;
- iii. **Be phased for the latter part of the Local Plan period and permission for housing development will not be granted before 2030.**