

Denmead Omission sites

SHELAA reference number	Respondent number	Comment	Officer comment
DE19	ANON-KSAR-N8EM-9	<p>Land east of Inhams Lane, Denmead</p> <p>The SINC and small areas of Flood Zone 2/3 do not form a constraint to development as they will not form part of the developable area as explained below.</p> <p>Vehicular access to the site will be provided by way of a simple priority junction from Inhams Lane which is a lightly trafficked road with a 30mph speed limit. We have previously emailed (2019 Call for Sites) an information pack including i-Transport's Access Arrangement drawing ITB14263-GA-001 Rev B and accompanying Technical Note for a Pre-Application Design Review submission (dated 4 December 2018). This sets out the proposed access and improvement to the Inhams Lane / Forest Road junction following the recommendations of an independent Road Safety Audit. A Pre-Application Design Review Report from Hampshire County Council dated 18 January 2019 provides a sound basis to prepare a Transport Assessment.</p> <p>The SINC in the southern field has been assessed by the ecological consultants for the projects (Ecosa) who have advised in their detailed Ecological Assessment that access to the southern field can be appropriately managed to preserve the ecological interest. There is already an informal path through into this field and formalising this will enable the SINC to be used as informal open space for the wider site. This will be through the use of informal mown paths and no hardsurfacing or infrastructure will</p>	<p>Comments noted</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>Recommended response: no change</p>

		<p>be constructed in this area. The retained habitats, and specifically the southern field, will be subject to positive ecological management through the implementation of a long-term Ecological Management Plan. The key aim of the management plan would be to establish an appropriate mowing or grazing regime of the SINC in order to maintain and develop the diversity of the SINC and help to create a net biodiversity gain. Any management scheme will be developed in consultation with relevant stakeholders which will include Hampshire County Council Ecology Team.</p> <p>Almost all the site is Flood Zone 1 outside the SINC and the developable area will avoid the small areas of Flood Zones 2 and 3, so that development is directed to the areas of lowest probability of flooding as required by national planning policy. It is noted that the small area of Flood Zones 2 and 3 within the red line have been taken account of in the SHELAA scoring system. It should be noted that these areas are either within the SINC which will be retained and enhanced, or in very small areas which will be left undeveloped in the layout. It is possible to deliver new homes entirely within Flood Zone 1 and so the site is not constrained by the very localised Flood Zone 2 and 3 areas.</p> <p>The masterplan is shown in an updated brochure attached with this submission. The masterplan is based upon technical work including drainage, which has resulted in a generous SUDS pond feature designed to be a naturalistic focal point for the development. The layout is based around a series of perimeter blocks, based around a hierarchy of routes ranging from a spine road to minor streets, mews to private lanes fronting open space. The updated brochure shows how the scheme could be phased if desirable.</p>	
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DE08	ANON-KSAR-N81K-K	<p>Mount Edgecombe Farm, Forest Road, Denmead, Waterlooville, Winchester, Hampshire,</p> <p>Mount Edgecombe Farm is approximately nine hectares (ha) (25 acres) in size and located to the south of Forest Road, Denmead. The land forms a roughly 'u-shaped' parcel comprising a mix of agricultural, and business uses, along with a single residential dwelling. A skip hire business is operated from the yard outside the barn for which B8 storage use was granted in April 2014.</p> <p>The site is situated immediately to the south of the Denmead urban boundary, where it has contiguous links with existing residential development to the north of Forest Road. Parklands Business Park is located immediately to the east, wherein the existing business units are in the iterative process of conversion to residential accommodation, under the provisions of the GPDO. In addition, planning permission 14/00446/FUL for the erection of a 60-bed care home on the eastern edge of the Business Park was implemented in May 2017. To the west, Forest Farm comprises a number of linear barns, stable blocks and a small manège. To the south, Creech Wood provides a defensible environmental boundary.</p> <p>Spatially, the surrounding land uses serve to contain the site, making it a logical insertion to the settlement. This relationship, together with the strong sustainability credentials of the location, e.g., being positioned adjacent to Denmead Village with access to existing public transport, services and facilities, make Mount Edgecombe Farm a logical and sustainable location for future housing growth.</p> <p>Moreover, Mount Edgecombe Farm is not subject to any specific</p>	<p>Comments noted</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>Recommended response: no change</p>
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DE30	ANON-KSAR-NK7T-N	<p>Lincoln Green Nursery, Hambledon Road, Denmead.</p> <p>There are no policy constraints which materially affect the site. The site currently comprises a dwelling, garage, plant nursery and associated hardstanding plus a residential garden. There is therefore an element of PDL and hence reduced visual impact of any proposed development. The site is bounded by Hambledon road to the south-west, and by established vegetation on all other sides which would effectively screen any development of the site.</p>	<p>Comments noted</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>

			Recommended response: no change
DE15, DE31, DE32, DE33, DE34	ANON- KSAR- N8UJ-P	<p>Land off Maple Drive, Denmead, Waterlooville, PO7 6JA</p> <p>Flood Risk</p> <p>The site falls within Flood Zone 1 in its vast majority (an areas classified as the lowest risk of flooding), however a small part of the wider site includes areas of both Zones 2 & 3 where there is a higher risk of flooding.</p> <p>Please note that there will be no development in a flood zone.</p> <p>Other</p> <p>The closest ecologically designated statutory site is the Lye Heath Marsh Site of Special Scientific Interest (SSSI) which is situated approximately 3km south west of the site. There are fourteen SINC's present within 2km of the proposed development site. The closest of which is Kings Pond Meadow SINC which lies directly to the north of the proposed open space/recreational land and is 2.74 ha in area. The second closest SINC to the site is Anmore Dell Meadow SINC which is 1.61 ha in area and lies 390 metres to the north west of the site.</p> <p>Further Details</p> <p>The site is located outside, although adjacent to the settlement policy boundary for Denmead and within the Denmead - Waterlooville Gap. The site is well related to the settlements of Denmead and Waterlooville where existing infrastructure is present (electricity, water, gas and sewerage).</p>	<p>Comments noted</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>Recommended response: no change</p>

DE47	ANON-KSAR-N8UY-5	<p>Hay Barn, Soake Road, Denmead, Waterlooville, PO7 6JA</p> <p>Flood Risk</p> <p>Parts of the site falls within Flood Zones 2 and 3, with 3 being the highest risk of flooding. No development will be built within the flood zones.</p>	<p>Comments noted</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>Recommended response: no change</p>
DE09	BHLF-KSAR-N8Z6-7	<p>Suitability of DE09</p> <p>4.24 The land which Hallam control, DE09, is immediately adjacent to the existing urban area, north of Cemetery Lane, west of Kidmore Lane and extending westwards to Hambledon Road. It is not subject to any landscape designation and for the most part not at risk of flooding. The accompanying Vision Document describes the nature of the development proposals that could be achieved. Some 240 new homes can be provided within a 5 – 10m walk from the village centre. New homes will be complemented by further allotment space to complement the existing provision, either a, new playing field or community facilities. An area of over 2 hectares has also been identified as an extension to the current cemetery to address identified need for it to be enlarged alongwith a memorial garden.</p> <p>4.25 To achieve this, the overall scale of housing directed by the Local Plan towards Denmead should be increased.</p> <p>4.26 Accordingly, Draft Policy D1 of the consultation document should be amended to read as follows:</p>	<p>Comments noted</p> <p>This rep is promoting a site in Denmead: DE09</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>Recommended response: no change</p>

		Land will be allocated for development in the Denmead Neighbourhood Plan for about 250 dwellings, including any required amendments to the settlement boundary.	
DE13	BHLF-KSAR-N8ZF-Q	<p>DE13</p> <p>Additional material supplied</p> <p>Intelligent Land has been instructed to make representation to Winchester City Council's Reg. 18 Consultation Local Plan on behalf of Dudsbury Homes (Denmead) Ltd to promote the inclusion of Land adjoining Thompson's and School Lanes, Denmead, as suitable, available and deliverable for residential development</p> <p>1.2 Dudsbury Homes (Denmead) Ltd, control just under 4 hectares of land as shown on Figure 1, which has previously been submitted to the Council's 'call for sites' and is included within the SHELAA published in late 2021 (Reference DE13).</p>	<p>Comments noted</p> <p>This rep is promoting a site in Denmead: DE13</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>Recommended response: no change</p>
DE11	BHLF-KSAR-N863-Z	<p>CU15 & DE11</p> <p>Site 1 - East of Station Hill</p> <p>Site 2 - Anmore Road, Denmead</p> <p>Additional material supplied</p>	<p>Comments noted</p> <p>This rep is promoting a site in Denmead: DE11</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>

			Recommended response: no change
DE05	BHLF-KSAR-N871-Y	<p>Additional material supplied</p> <p>Denmead</p> <p>6.1 Bargate Homes are promoting land to the south of Forest Road, Denmead. In June 2022, a Vision Document was submitted to the Parish Council providing details of the site and future proposals, which address the requirements of the Village Design Statement and the principles of a 20-minute neighbourhood. A copy of the Vision Document is provided with these representations for information, albeit it is acknowledged that allocations for Denmead will be identified through the Neighbourhood Plan process.</p> <p>6.2 The site comprises approximately 4.3 hectares within walking distance of the village centre and the Forest of Bere. There is existing residential development to the north and east and although there are several trees on the site boundaries, the site itself is clear. The site is generally free of environmental and technical constraints although there is a small area of surface water flood risk which would be addressed through a new sustainable drainage scheme.</p> <p>6.3 The site was assessed as deliverable/developable in the Council's Strategic Housing and Economic Land Availability Assessment 2021 under reference DE05. Given the unconstrained nature of the site, a potential yield of 77 dwellings was provided. This is in line with proposals in the Vision Document which shows that the site can accommodate approximately 80 new homes alongside green infrastructure and</p>	<p>Comments noted</p> <p>This rep is promoting a site in Denmead</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>Recommended response: no change</p>

		<p>sustainable drainage in a sustainable location close to the village centre.</p> <p>6.4 The draft local plan makes provision for 100 new dwellings to be allocated through the new Denmead Neighbourhood Plan, as well as a windfall allowance of 50 new dwellings. The Settlement Hierarchy Background Paper identifies Denmead as a Larger Rural Settlement and the paper identifies a wide choice of facilities for residents. An allocation of only 100 dwellings out of a district requirement of almost 15,000 homes equates to less than 1%. Even allowing for only new allocations (2,685), this equates to only 3.7% of new homes allocated in Denmead. This is not considered proportionate to its role as a larger settlement within the hierarchy and does not plan positively for the future of Denmead.</p> <p>6.5 In August 2022, Denmead Parish Council published details of the emerging Neighbourhood Plan at the Denmead Village Summer Fair. Boards were provided showing the availability of sites within the Parish, as shown below in Figure 1.6.6 The number of sites available could deliver far in excess of 100 new homes in sustainable locations close to existing services and facilities: providing a justification for the replacement of the high plan-wide windfall allowance with direct Local or Neighbourhood Plan site allocations. In addition, it is proposed that the windfall allowance of 50 dwellings in Denmead should be reduced and replaced with direct allocations. These measures would provide greater certainty in terms of both quantum of development and location in order to meet the requirements for the plan to be positively prepared, justified and effective.</p> <p>Conclusion</p>	
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