



# Denmead Parish Council

## Denmead Neighbourhood Plan 2024 Site Selection

December 2024

**The results of the Public Consultation to select sites for 100 dwellings allocated for development in Denmead**

# Responsibility for this document

Denmead Parish Council is responsible for the content of this document.

# Change history

Version	Date	Summary of change
1.0	Dec 2024	First issue

# Distribution

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# Approval for issue

Paula Langford-Smith, Chairman of Council

Kevin Andreoli, Vice Chairman of Council

# Issued by

Clerk to Council

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# Introduction & Background

Denmead’s Neighbourhood Plan was published in April 2015 and covered the period 2011-2031. It was published by Denmead Parish Council (DPC) under the Neighbourhood Planning (General) Regulations 2012 and in accordance with the EU Directive 2001/42.

Following The Submission Plan (V6 August 2014), Post Examination Modifications (January 2015) and the Referendum (5 March 2015) Denmead Neighbourhood Plan was ‘Made’ on the 1<sup>st</sup> April 2015.

When the plan was Made it was agreed that Denmead Parish Council (DPC) would revise the Plan in line with Winchester City Council (WCC) revision of The Local Plan. WCC are currently revising The Local Plan and therefore The Neighbourhood Plan now must be revised to update policies. In addition WCC have been allocated a Housing target to be distributed across the District. This has meant that Denmead Parish Council must allocate sites for a further 100 dwellings which is the number allocated to Denmead by Winchester City Council (WCC) in its Local Plan 2025-2040.



Since there is insufficient land inside the settlement boundary available for the 100 new dwellings mandated by Winchester it is necessary to adjust the settlement boundary to ensure there is sufficient land available and hence prevent uncontrolled development outside of the defined settlement boundary.

The creation of the last Neighbourhood Plan was completed by a Steering Group that consisted of Councillors and residents. It was agreed by Denmead Parish Council to follow the same process to revise the Neighbourhood Plan.

This document is the result of extensive work by the Neighbourhood Plan Steering Group and DPC which has considered the recommendations from the Steering group before reaching a decision. This document summarises the process, the consultation with the community and the results to date to establish the basis for the revised Denmead Neighbourhood Plan.

# 1 The Steering Group

The Steering Group is a properly constituted Steering Group with defined terms of reference as agreed by the Parish Council.

The Group operates with the assistance of a Planning Consultancy – Stuart Todd Associates.

Stuart Todd is an accomplished planning professional and chartered town planner with over 25 years' experience, having worked at local, county and regional tiers of the public sector since 1996 and as an independent consultant since 2010. He is a Member of the Royal Town Planning Institute (MRTPI), served on the [South West RTPI Regional Management Board](#) as Joint Honorary Secretary and is also a member of the [Town and Country Planning Association \(TCPA\)](#) and [Design Review Panel](#).

The Steering Group has been meeting since September 2021.

The Group normally meets on the second Tuesday of the month when there are topics to discuss or issues to address.

Meetings are informal and not recorded but notes of meetings are taken and published either as notes or as documents which are the result of the discussions on the Neighbourhood Plan website.

## 1.1 Membership

Initially the group consisted of five Councillors but by April 2022 the group were joined by eight members of Public, making the group up to thirteen members.

Over time several people left and the core group consisted of nine members - two Councillors and seven members of Public.

These were:

Caroline Cahill

Carolyn Hargreaves

Mike Hollands

Alan Paige

Helen Stafford

Liz Wade

Wendy Wright

Kevin Andreoli (Councillor)

Paula Langford-Smith (Councillor)

## 1.2 Declarations of Interest

At the outset, it was acknowledged that all members of the Steering Group had 'an interest' in that they were all living in or owned land/property in Denmead.

Three members of the Steering Group declared a specific financial interest in that they were either a site promoter or were land owners/related to land owners and therefore had a pecuniary interest in the outcome of the Neighbourhood Plan.

These were:

Caroline Cahill – **landowner of Plot DE02**

Mike Hollands – **site promotor of Plot DE40**

Helen Stafford – **relative of landowner of Plot DE30**

In addition: Wendy Wright – **Chair of Allotment Association ref Plot DE09**

Carolyn Hargreaves, Alan Paige, Liz Wade, Councillor Kevin Andreoli and Councillor Paula Langford-Smith had no financial declaration of interest other than that of being residents. It was agreed that anyone interested in being on the Steering Group would be likely to have a similar interest, i.e. they live in the village and, by the very nature of that fact, have an interest in where they live.

Following publication of the sites that had been selected for consultation, information became available that, of the sites selected for consultation, two had relevant planning history that had not been declared to the Steering Group:

- an agricultural tie (The Willows aka Lincoln Green)
- refused planning permissions (Parklands aka Land off Thompsons Lane).

After speaking with WCC to seek advice, DPC agreed that Members with a Pecuniary Interest should not remain on Steering Group.

Specific legal advice was sought with regards to Mrs Wright who declared an interest as Chair of the Allotments. The advice received was that there would be no personal financial gain if Option 3 was selected to go forward and therefore she could remain as a member of Steering Group.

DPC, to be completely open and transparent for the reasons for the change in membership of the Steering Group, agreed to make a public statement. DPC's solicitor was consulted and advised on the wording of the public announcement.

DPC advertised to recruit new people onto the Steering Group and successfully recruited six new people who will be fundamental in developing the policies for consultation and delivery of the Neighbourhood Plan.

New members are:

Frank Donegan

Phil Harrison

Howard Mander

Phillip Ross

Michele Snellgrove &

Debs Carson (Councillor)

## 2 Site Selection

### 2.1 Background

The Steering Group responded to WCC 'Call for Sites' from 2019 through to the sites put forward from DPC's own 'call for sites' in 2023. The Parish Council 2023 Call for Sites resulted in further sites coming forward for consideration. This provided a total of 47 sites for consideration.

From the outset the Steering Group had at the 'front of mind' the fact that WCC had advised that the Plan should be developed through the lens of Climate Change. It was therefore agreed that proximity to services and the facilities in the village were a key matter for consideration. With this in mind, the Group used the '20 minute neighbourhood' concept and all sites were measured to establish their distance from the centre of the village. Using The Old Post Office – now GlassTec as the centre, all sites over 2000m were considered to be outside of the 20 minute concept.

The Group used AECOM information, as well as extensive local knowledge, to aid in the plan making process. AECOM are an infrastructure consulting firm and DPC obtained Government Grant Funding for them to undertake an independent assessment of Denmead's 'Housing Needs Assessment' as well as an additional sites assessment. These, alongside the WCC Site Assessment Document were used in the weightings to evaluate sites. These documents are published on the Neighbourhood Plan website.

For each of the sites submitted a classification of red, amber or green was allocated.

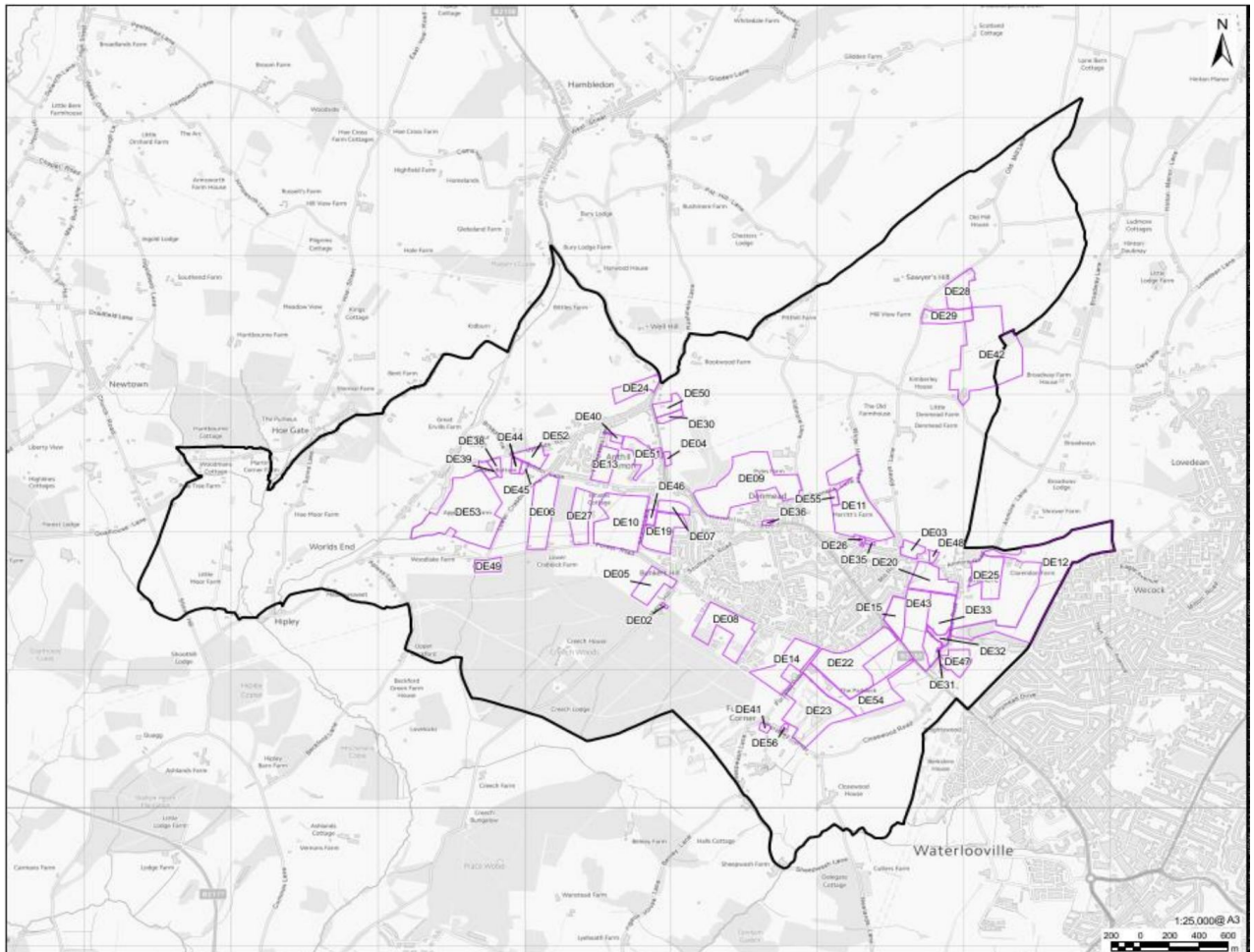
**Green** - indicates a site is suitable for development, available and likely to be achievable and is therefore appropriate for allocation in the Neighbourhood Plan.

**Amber** - indicates the site is potentially suitable for development subject to the mitigation of constraints, available and likely to be achievable and is therefore potentially appropriate for allocation

**Red** - indicates a site is not suitable for development and/or unavailable and therefore unlikely to be achievable, which means it is not appropriate for allocation

#### **It is important to note that:**

- **No developers were consulted in advance of the site selection process to maintain impartiality**
- **Both WCC and DPC Planning Consultant advise that we should rely on the 'technical' information available from WCC in terms of assessment of site delivery rather than the AECOM assessment as AECOM do not have access to the level of information available to WCC.**



The map above shows the significant number of sites submitted for consideration for development with all sites submitted being marked in purple.

In order to reduce the number of sites under consideration the Steering Group agreed that it would be prudent to focus first on the sites that were most deliverable and exhaust all options before considering those sites with constraints such as being at risk of flooding.

The same approach was taken with regard to sites in the Denmead – Waterlooville Settlement Gap where reasonable alternatives were available for consideration.

The Gap is defined in WCC Local Plan (Policy NE7 – Settlement Gap) and is important to local people in order to maintain both physical and visible separation from Waterlooville.

It is also an important area for biodiversity and natural habitat and provides a significant and important wildlife corridor. The Gap requires enhanced protection to prevent the coalescence of Denmead with Waterlooville.

Therefore sites with constraints and sites in the Gap would be revisited once other, potentially more viable, options were exhausted should that be necessary.

## 2.2 Sites not needed to be revisited – Strategic Gap

There were thirteen (13) sites that did not need to be revisited for consideration for residential development due to their location in the Denmead – Waterlooville Settlement Gap.

The Gap aims to prevent coalescence of the settlements and the sites submitted for consideration include:

(The brackets indicate the number of dwellings each site could deliver)

DE12 – Land at Clarendon Farm, Anmore Road **(385 dwellings)**

DE15 – Land south of Maple Drive **(63 dwellings)**

DE22 – Land South of Forest Road **(198 dwellings)**

DE23 – Furzeley Golf Course, Furzeley Road **(201 dwellings)**

DE25 – Anmore Dell Farm, Anmore Road **(98 dwellings)**

DE31 – Orchard Field, Soake Road, Denmead **(1 dwellings)**

DE32 – Soake Farm, Soake Road **(23 dwellings)**

DE33 – Land west of Soake Road **(117 dwellings)**

DE41 – Land Adj. 'Brooks', Furzeley Corner, Sheepwash Lane **(10 dwellings)**

DE43 – Land West of Soake Farm **(259 dwellings)**

DE47 – Land East of Soake Farm **(51 dwellings)**

DE54 – Denmead Driving Range and Cattery, Furzeley Road (No. of dwellings to be confirmed)

DE56 – Land adjacent Furzeley Farm, Denmead (No. of dwellings to be confirmed)

In addition, there were twelve sites that did not need to be revisited for consideration for residential development due to their remote location or position.

## 2.3 Sites not needed to be revisited – Location/Flood Zone/WCC/AECOM status

There were twelve (12) sites that did not need to be revisited for consideration for residential development due to their remote location or position, for example in a flood zone 3 area. These sites were given an AECOM status of Red.

(The brackets indicate the number of dwellings each site could deliver.)

DE07 – Land rear of Bendals Yard, Inhams Lane **(49 dwellings)**

DE28 – Hill Crest, Old Mill Lane **(76 dwellings)**

DE29 – Mill View Farm, Mill Lane **(63 dwellings)**

DE38 – Lot D Dirty Lane **(25 dwellings)**

DE39 – Lot E Dirty Lane **(25 dwellings)**

DE42 – Land at Little Denmead Farm **(323 dwellings)**

DE44 – School Lane **(14 dwellings)**

DE45 – School Lane **(11 dwellings)**

DE46 – Land at Inhams Lane **(18 dwellings)**

DE49 – Land south east of Woodlake Farm **(44 dwellings)**

DE51 – Land west of Hambledon Road **(69 dwellings)**

DE53 – Land west of Lower Crabbick Lane **(291 dwellings)**

Outside of the above sites, there are sites allocated in the current Neighbourhood Plan that have yet to come forward:

DE35 – Land rear of 65 Anmore Road

This site has a current planning application pending a decision so is discounted from this document in terms of number of potential dwellings to deliver.

DE55 – Land off Tanners Lane

This site has a current planning application pending a decision so is discounted from this document in terms of number of potential dwellings to deliver.

## 2.4 Sites considered to have limited constraints

There were 19 sites that were considered that had limited constraints. A majority of the Steering Group members expressed a preference for smaller sites although it was recognised that this may lead to less benefit for the village in terms of developer contributions towards infrastructure and facilities. All but one of the sites were rated Amber by AECOM which means there are some constraints but they may be overcome depending on the developer submissions. Below is a summary of the consideration.

Note: \*Denotes allocation to be included in further consultation.

### **DE02 – Land between Springside and Woodlands, Bunkers Hill (4 dwellings)**

Previously rated Red by AECOM as the site has been subject to several planning applications and subsequent appeals. The appeals were refused by the Planning Inspector. The site is now rated Green by AECOM. Outside of settlement boundary. TPO trees on boundary. This site would be considered 'infill' development which is only supported by WCC policies where no settlement boundary exists. Steering Group do not support increasing ribbon development, development South of the natural boundary of Forest Road or encroachment of development towards Creech Woods

### **DE03 – Land at Anmore Road (32 dwellings)**

Trees with TPOs. Could impact the setting of nearby designated heritage assets. Close proximity to the Gap

### **DE04 – Land South of Manor House, Hambledon Road (11 dwellings)**

Nearby SINC. Steering Group do not support ribbon development which this development would be due to size

### **DE05 – Land South of Forest Road (77 dwellings)**

Trees with TPOs. Steering Group do not support development South of the natural boundary of Forest Road which is an effective boundary to development to retain the rural views which rise up to Creech Woods to the South of Forest Road

### **DE06 – Land at Lower Crabbick Lane (125 dwellings)**

Not particularly well related to the village in terms of settlement pattern or accessibility to local services and facilities. No pedestrian access from the site to the village centre. Potential to create vehicle access from School Lane. Flood Zones 2 & 3 in parts of site

### **DE08 – Land at Edgecombe Cottage, Forest Road (142 dwellings)**

Adequate accessibility to services and facilities within Denmead. Steering Group do not support development South of the natural boundary of Forest Road which is an effective boundary to development to retain the rural views which rise up to Creech Woods to the South of Forest Road

### **\*DE09 – Land at Hambledon Road (263 dwellings)**

Denmead allotments, possible for expansion. Flood zones 2 & 3. Public Right of Way and powerlines cross the site. Excellent proximity to village centre and ability to overcome site issues. Site able to deliver 100 dwellings. Only partial allocation of site will be required

### **DE10 – Land East of Inhams Lane (92 dwellings)**

Not well related to the village in terms of settlement pattern or accessibility to local services and facilities. No pedestrian access to the village centre. Pylon in low risk flood zone 1, Flood zone 2 & 3 in large parts of the site. Access could be taken from Inhams Lane. Poor junction to Forest Road

**\*DE11 – Land North of Anmore Road (238 dwellings)**

Low landscape sensitivity. High visual sensitivity to Tanners Lane. An extension of the Carpenters Field site. Access provision available. Excellent proximity to village centre and ability to overcome site issues. Site able to deliver 100 dwellings. Only partial allocation of site will be required

**DE13 – Land at Thompsons Lane (71 dwellings)**

Not well related to the village in terms of settlement pattern or accessibility to local services and facilities. High landscape and visual sensitivity. There is no pedestrian access to village centre

**DE14 – Land at Forest Road and Furzeley Road (129 dwellings)**

Close proximity to the Gap. In an area of medium landscape and visual sensitivity. Steering Group do not support development South of the natural boundary of Forest Road which is an effective boundary to development to retain the rural views which rise up to Creech Woods to the South of Forest Road

**DE19 – Land East of Inhams Lane (103 dwellings)**

Flood zone 2 & 3 on much of the site, Priority habitat, SINC, poor junction to Forest Road

**DE24 – Barton Croft (35 dwellings)**

Less sustainable location, no footpaths, proximity to sensitive countryside, conflict with the prevailing pattern of development and encroach into the countryside

**DE27 – Land North of Forest Road, Lower Crabbick (85 dwellings)**

Not well related to the village in terms of settlement pattern or accessibility to local services and facilities. No pedestrian access to village centre. Flood zone 2 & 3 in parts of the site. Potential to access from Forest Road but access would need to cross Flood zones

**\*DE30 – Lincoln Green, Hambledon Road (30 dwellings)**

Mix of Brownfield and Greenfield land. Adjacent and connected to settlement area. High landscape and visual sensitivity. A site in a sustainable location that would not constitute ribbon development. Existing access arrangements. Site able to deliver 30 dwellings

**DE36 – Denmead Health Centre, Hambledon Road (9 dwellings)**

Brownfield. Medium risk surface water flood zone. Low sensitivity landscape and visual amenity. Within current settlement boundary. Need to confirm time frame for availability.

**\*DE40 – Land off Thompsons Lane (16 dwellings)**

Adjacent and connected to settlement area. High landscape and visual sensitivity. The site is not well related to the village in terms of settlement pattern or accessibility to local services and facilities (with no pedestrian access from the site to the village centre) A site in a sustainable location that would not constitute ribbon development, well surrounded by trees to protect longer views of the site. Existing access arrangements. Site able to deliver 16 dwellings

**DE48 – Land west of Lavender House (12 dwellings)**

Adjacent to the defined Denmead-Waterlooville Settlement Gap. Not connected to the built-up area or defined settlement boundary of Denmead. Designated countryside. High landscape and visual sensitivity. Risk of pluvial flooding, several TPO's

**\*DE50 – The Oaks, Hambledon Road (45 dwellings)**

Mix of Brownfield and Greenfield land. Adjacent and connected to settlement area. High landscape and visual sensitivity. A site in a sustainable location that would not constitute ribbon development. Existing access arrangements. Site able to deliver 45 dwellings

**DE52 – Land South of Uplands Road (41 dwellings)**

Not well related to the village in terms of settlement pattern or accessibility to local services and facilities. No pedestrian access from the site to the village centre. No existing access.

### 3 Site Selection

During the last four years DPC has included updates on the Neighbourhood Plan in each issue of Denmead Scene, a quarterly publication delivered to majority of homes throughout the village.

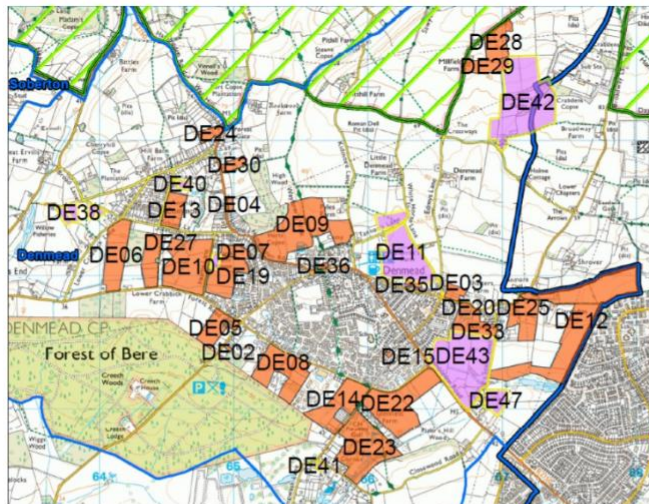


#### DENMEAD NEIGHBOURHOOD PLAN

As previously reported, we are required to update the Denmead Neighbourhood Plan alongside Winchester City Council updating the Local Plan for the rest of the district. The update is designed to take the plans from 2031 to 2038.

In common with other parishes (or “settlements” in WCC speak) we have been allotted a further 90-100 dwellings to be absorbed by Denmead. The Neighbourhood Plan was written to specify the allowed development in the village up to 2031. We were assured by Winchester that any so called ‘windfall’ developments, such as the nearly 100 dwellings at Parklands, would be counted towards any future allocation.

**They are now telling us that the 90-100 figure is in addition to the windfall sites! Two officers have confirmed that this is correct, but they are unwilling to categorically state that our allocation is in reality 200!**



On top of this, a third officer has stated to us that any new site allocations must come forward within the next five years. We are in “discussion” with Winchester as to how we are to square this circle.

As far as the village was concerned the existing terms of the neighbourhood plan were in force until 2031, and the Parish Council’s attitude is that any additional allocation must be from 2031 onward.

The map above shows the fields around the main village which have been put forward as possible development sites.

**Please direct any comments on this situation to the Head of Strategic Planning at Winchester City Council.**

**Cllr. Kevin Andreoli**

Also the Parish Council has been talking to people at various opportunities over many years including opportunities such as the Annual Parish Assembly, both Full Council meetings and Planning Committee Council meetings and The Annual Horticultural Society Summer Shows.

The picture below shows the boards displaying the SHELAA sites and was the main point of discussion at the Summer Show. Councillors and staff spent the entire day talking with residents. Seeing the graphics displaying the entire number of sites submitted really helped people understand what was submitted and where.



As well as regular meetings/discussions with WCC Members and Officers.



As a result of the analysis and consultation, on 4<sup>th</sup> September 2024, Council agreed to follow the recommendations of the Steering Group with one exception.

Option 1 was proposed to include site DE36 – Denmead Health Centre, Hambledon Road which is a brownfield site able to deliver 9 dwellings. This is considered a small site and would meet the requirement of delivery of a small site. However, until future provision is known, DPC agreed to withdraw site DE36 from Option 1.

An Extraordinary meeting of Council took place on the 12<sup>th</sup> September.

Minutes of both of these meetings are on the DPC website.

**It was agreed that three options should put to the village (in no order of preference):**

**Option 1 – Total 91 dwellings**

Combined Sites DE30 – Lincoln Green, Hambledon Road (30 dwellings), DE50 – The Oaks, Hambledon Road (45 dwellings) and DE40 – Land off Thompsons Lane (16 dwellings)

**Option 2 – Total 100 dwellings**

DE11 – Land North of Anmore Road next to Carpenters Field (238 dwellings but part development to deliver 100 dwellings)

**Option 3 – Total 100 dwellings**

DE09 – Land at Hambledon Road opposite Glasspool (263 dwellings but part development to deliver 100 dwellings)

**Note: The settlement boundary will need to be redrawn to include whichever option is selected.**

Developers/site owners were advised that their sites had been selected for the next stage of consultation with residents and were asked to submit their artwork to DPC by the 27<sup>th</sup> September in preparation for the exhibitions.

## 4 Site Options Public Consultation & Exhibitions

The tag line *'Have your say'* was specifically chosen to ensure that the message that we wanted feedback was communicated. Feedback was invited on any aspect of sites or policies and we ensured this was stated in the FAQ's. Please see FAQ no. 9 in the extract of FAQ's on page 22.

DPC produced display boards for each of the three site options using the artwork provided by each of the developers/land owners.

### 4.1 Exhibitions

Exhibitions by DPC were organised:

Friday 11 October, 5-8pm at The Community Centre

Saturday 12<sup>th</sup> October, 1-5pm at The Community Centre

Saturday 19<sup>th</sup> October 9am-1pm at The Church Hall

Friday 25<sup>th</sup> October, 3-7pm at The Community Centre

Friday 15<sup>th</sup> November, 4-7pm at The War Memorial Hall


DPC promoted the exhibitions in a number of ways:



- Information on Notice Boards



- DPC Website and Neighbourhood Plan Website updates
- Posters also advertised on DPC and Community Facebook pages



**Denmead Parish Council**  
Published by Debs Carson

October 18 · 🌐

Just a final reminder for TOMORROW's Neighbourhood Plan drop in at All Saints. Developers are in attendance with their plans.

PLEASE come. See the current options. Ask your questions. Make your view known.

(We could only get the small Heath Room and apologise in advance if it gets a bit crowded).

...

- Frequent updates on DPC Facebook pages and in Denmead Community Facebook group which has **over 12000 members**

## 4.2 Site Options Booklet

Exhibitions by DPC were organised DPC produced an 8 page 'Site Options Booklet' using the artwork provided by the developers/site owners. This was used extensively to promote the options across the entire village. Copies were available from The Chairmakers Pub in Worlds End, the Doctors Surgery, The Community Centre and Barnards Tea Rooms.

In addition to this DPC paid Royal Mail to deliver the booklet to all postcodes in the sector of PO7 6 and PO7 4. This covered an estimated 5,468 residential properties. This was to ensure maximum opportunity for exposure of the Neighbourhood Plan Sites Consultation and to ensure people were able to comment. This included areas outside of the village such as Sunnymead Drive as people from the surrounding areas use the facilities in Denmead.



**HAVE YOUR SAY**

**NEIGHBOURHOOD  
PLAN SITES CONSULTATION**

The Neighbourhood Plan Steering Group has been working towards updating the Denmead Neighbourhood Plan for some time.

In order to meet revised timescales from the Government, Winchester City Council have brought forward delivery of the Local Plan which provides the Planning Framework for the District which will now be delivered in early 2025.

Therefore the Neighbourhood Plan has had to be brought forward too.

WCC have allocated 'about 100' dwellings to be built in Denmead in the period to 2040, and despite the efforts of the Parish Council we have been unsuccessful in rejecting this number.

The Steering Group has undertaken several exercises, including independent assessments, to reduce the number of sites submitted for consideration for development and have produced three options for providing this number for the consideration of the village. Option 1 must provide 91 dwellings, Options 2 and 3 must provide 100 dwellings.

There is no preference for any option and the order of their presentation is not significant.

Villagers can write in to:

Options24  
Denmead Parish Council  
The Pavilion  
Southwick Road  
Denmead  
PO7 6XT

Villagers can also email comments to  
[options24@denmeadneighbourhoodplan.org.uk](mailto:options24@denmeadneighbourhoodplan.org.uk)

All submissions MUST include a NAME, ADDRESS and POSTCODE.  
(Only submissions from Denmead Parish residents and people from the surrounding areas will be considered).

Submissions will be anonymised.

Closing date for comments is Friday 6th December 2024.



The rear of the booklet contained the feedback form advising that comments were invited from both residents and the surrounding area. It also clearly stated the closing date.



## DENMEAD PARISH COUNCIL NEIGHBOURHOOD PLAN 2024

All comments MUST include a NAME, ADDRESS and POSTCODE.

(Only comments from Denmead Parish residents and people from the surrounding areas will be considered.)

Closing date for comments is Friday 6th December.

Name
Address and Postcode
Comment

Comments can also be emailed to:  
**[options24@denmeadneighbourhoodplan.org.uk](mailto:options24@denmeadneighbourhoodplan.org.uk)**

### 4.3 Email address and Feedback Forms

A dedicated email address was set up to receive all on line comments -

[Options24@denmeadneighbourhoodplan.org.uk](mailto:Options24@denmeadneighbourhoodplan.org.uk)

and comment slips were provided at each of the exhibitions for people to complete their comments.

We specifically asked for comments to gain feedback on whatever people wished to comment on rather than providing a box to tick a preferred option.

**Denmead Parish Council Neighbourhood Plan 2024**

**Exhibition of Site Proposals**  
**Saturday 19<sup>th</sup> October / Friday 25<sup>th</sup> October 2024**



All comments **MUST** include a **NAME, ADDRESS** and **POSTCODE**.  
(Only comments from Denmead Parish residents and people from the surrounding areas will be considered.)

Name	
Address and Postcode	
Comment	

Comments can also be emailed to: [options24@denmeadneighbourhoodplan.org.uk](mailto:options24@denmeadneighbourhoodplan.org.uk)

All comments were validated as being from residents/local people with the name and post code being checked against the electoral roll/local postcodes. Comments were added to a spreadsheet where names were removed to anonymise comments.

DPC received 32 comments that were not from residents/local people and these were recorded on a separate spreadsheet. These figures have not been included in the results tables.

Anonymous submissions and any comments on Facebook were not counted as valid and were also not included.

Residents that did not have access to email could also write to the Parish Office if they wished to and the address was detailed on the Options booklet.

The detailed feedback from residents that has been included in the results can be found at **Annexe A** which starts on page 26.

The feedback that has not been included in the results can be found at **Annexe B** which starts on page 114.

## 4.4 Frequently Asked Questions (FAQ'S)

Throughout the process, DPC compiled a list of Frequently Asked Questions which was updated weekly or as questions came in. Posts were made on Facebook to advise that new FAQ's had been published. In addition, specific questions were provided with a direct response where it was deemed appropriate.

Example FAQ's:

- 8) **Q** – What is a Referendum?  
**A** – In accordance with The Neighbourhood Planning (Referendums) Regulations 2012, a Neighbourhood Plan must be voted for by residents within an electoral area.
- 9) **Q** – I would like to make some suggestions to what should be included in the Neighbourhood Plan, can I do this?  
**A** – Yes, just email your comments to [options24@denmeadneighbourhoodplan.org.uk](mailto:options24@denmeadneighbourhoodplan.org.uk) and your comments will be considered.
- 10) **Q** – Will the FAQ's be updated to reflect peoples questions  
**A** – Yes, questions that are relevant to all will be added to the FAQ's document.
- 11) **Q** – This seems to be very rushed, why?  
**A** – We are trying to revise the Neighbourhood Plan in line with WCC Local Plan. The Government have just changed the planning framework so if we don't revise the plan and adopt it by June 2025, Denmead will be open for applications from developers and WCC will have no choice but to approve them as we will not have any land allocated for development.
- 12) **Q** – Who makes the final decision on which land will be put forward in the Neighbourhood Plan?  
**A** – The Parish Council will take into consideration the recommendations of the Steering Group and the views of residents before making the decision, which will then go to referendum.
- 13) **Q** – Why is the Green Meadows site not included?  
**A** – Green Meadows is not yet up for sale and has not been submitted for consideration for development

## 4.5 Consultation Summary

The consultation was open for an eight week period, Friday 11<sup>th</sup> October - Friday 6<sup>th</sup> December 2024.

In addition to the five drop-in exhibition sessions held by DPC, there was an email address and a postal address and the leaflet delivered to all households across the area to provide communication opportunities for residents to make their comments known.

In addition, both Option 1 and 2 promoters held their own consultations.

Option 1 promoter held a Public Meeting on 27<sup>th</sup> September from 4:30-6:30pm at Denmead Community Centre at The Old School

Option 2 promoter held an Exhibition on Friday 18<sup>th</sup> October from 3:30-7pm.

Option 2 used Parish Council slips to gather feedback which directed comments to the Options 24 address and provided 2 completed forms.

Several residents of Anmore Road reported receiving a 'mailshot' advising them to vote for Option 1.

## 5 The Consultation Response Results

Further to the eight week consultation period, 463 people provided their views as to which option they preferred.

400 validated comments were received and added to the comments spreadsheet. (Some people simply stated which option but made no comment).

In addition to the 463 validated views, there were 32 comments that were anonymous or not from local people so these have been excluded from the figures and are not included in the tables below.

**28.5%** expressed a preference for **Option 1** – Combined Sites DE30 – Lincoln Green, Hambledon Road, DE50 – The Oaks, Hambledon Road and DE40 – Land off Thompsons Lane

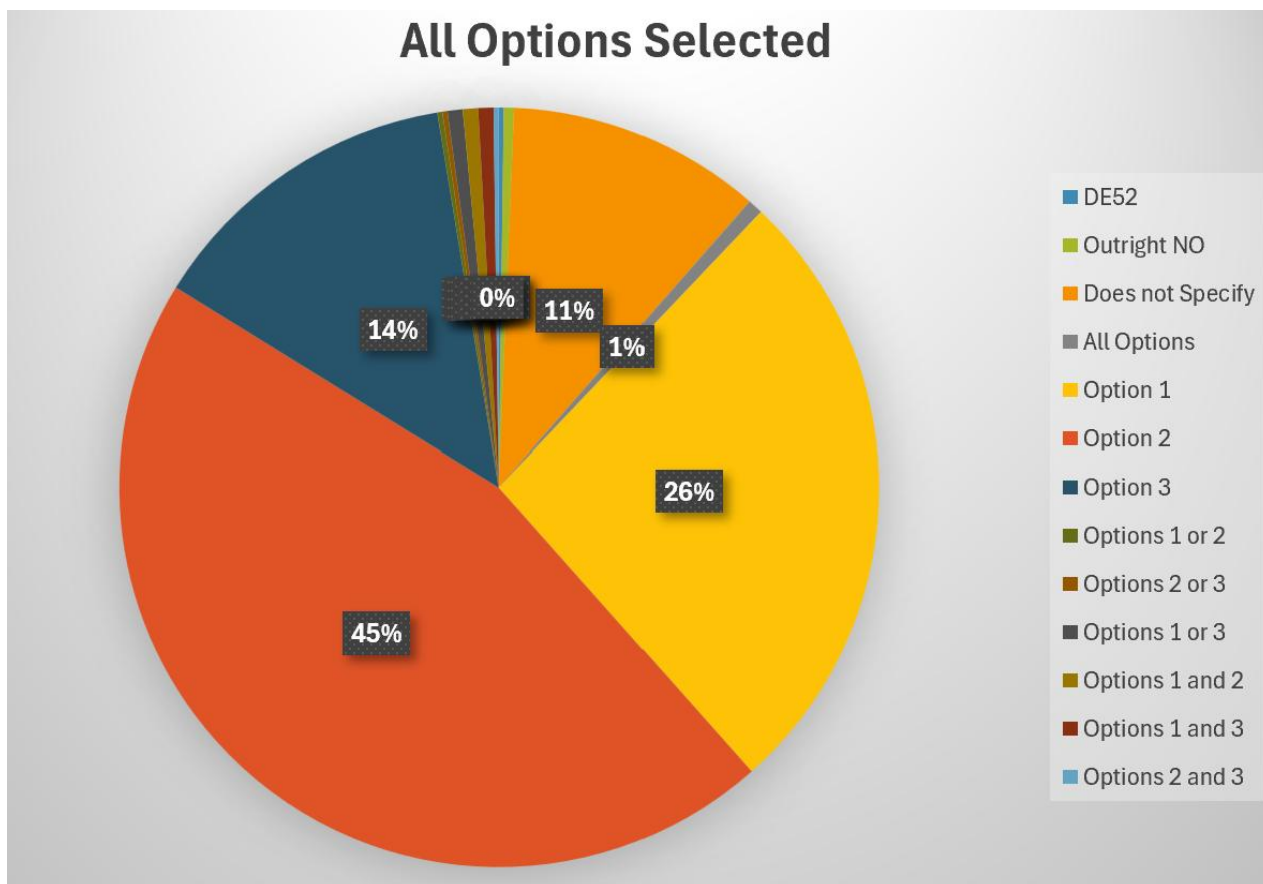
**46.6%** expressed a preference for **Option 2** – DE11 – Land North of Anmore Road next to Carpenters Field

**15.3%** expressed a preference for **Option 3** – DE09 – Land at Hambledon Road opposite Glasspool

**11%** expressed no preference for any site

Note: Some people expressed a preference for more than one site and therefore the preference figures differ from the percentages in the table and the pie chart.

Category	%	Votes
DE52	0.21%	1
Outright NO	0.43%	2
Does not Specify	11%	50
All Options	0.60%	3
Option 1	26%	122
Option 2	45%	210
Option 3	14%	63
Options 1 or 2	0.21%	1
Options 2 or 3	0.21%	1
Options 1 or 3	0.60%	3
Options 1 and 2	0.60%	3
Options 1 and 3	0.60%	3
Options 2 and 3	0.21%	1



Submissions from the exhibitions are as follows:

Friday 11<sup>th</sup> October – 25 feedback forms

Saturday 12<sup>th</sup> October – 55 feedback forms

Friday 18<sup>th</sup> October (Persimmon event) – 2 feedback forms

Saturday 19<sup>th</sup> October – 11 feedback forms

Friday 25<sup>th</sup> October – 8 feedback forms

Friday 22<sup>nd</sup> November – 19 feedback forms

There is an extensive spreadsheet which details the comments provided as part of the consultation. This will be published.

**Denmead Parish Council has now concluded that the consultation provides that Option 2 – Land north of Anmore Road should go forward into the Neighbourhood Plan and ask the Steering Group to develop appropriate policies therein for consideration by Council and further consultation with the village.**

## 6 Next Steps

- 1) DPC to advise WCC of the results of the Consultation
- 2) DPC to advise the Options land owners / promoters of the results of the Consultation
- 3) Provide the results to the residents of Denmead via:
  - Minutes of DPC Full Council meeting
  - Update on DPC Facebook Page
  - Update on the Neighbourhood Plan website
  - Update on DPC website
- 4) Publish the comments spreadsheet
- 5) Proceed to next step in development of the Plan
  - Steering Group to develop policies
  - Email address for ongoing feedback -  
[planfeedback@denmeadneighbourhoodplan.org.uk](mailto:planfeedback@denmeadneighbourhoodplan.org.uk)
- 6) Informal consultation on policies

The Neighbourhood Plan will be written by Denmead Neighbourhood Plan Steering Group in consultation with our Neighbourhood Plan Consultant for Denmead Parish Councils approval. We will consult with WCC, the plan will go to The Planning Inspectorate, feedback will be incorporated into a final draft plan and a referendum arranged for the village to vote on adoption of the plan.

## A Annexe 1 – Residents Feedback Spreadsheet

No.	Post Code	Comment	Specific Site	No. of Votes
1	PO7 6SZ	<p>I live in Anmore Road and back onto the field that's been put forward for potential development. I understand there's a need for new homes (and I'm not against sustainable developments) but I'm concerned about the direct impact this will have on my property. Carpenters Field has already had a big impact on the landscape and, in my opinion, Anmore Road is over-developed. I'm unable to make the meeting on the 12th October - do you have information regarding the positioning of the houses? I would like to understand where potential new homes would be located on the field in proximity to me. After viewing the 3 options, I would like to put it on record that I am in favour of option 1, with option 3 being my second choice. I outright reject option 2. I live in the Gathering Gate development, which is a 7-year-old development of only 10 homes. I think we set the standard for what a good small development looks like - one which doesn't impose too much on the local surroundings. Smaller developments spread throughout the village is much more preferred over large soulless developments of 100+ homes. I also have thoughts about the proposed Persimmon development on the Anmore field. I feel the current proposals are far too close to existing homes on Anmore Road. Our development is quiet, dark and very natural and sadly this will all be lost with current proposals. The field is large - why can't Persimmon move homes away from the proposed boundary to the south of the field so existing homes are less affected? Carpenters Field is already a large enough development and an additional 100 homes is far too imposing on the landscape and local resources (not to mention the rest of the field will be developed in the future). This development is unwanted. Furthermore, are the homes really going to be affordable? This goes for all new developments. Yes, there are wealthy people living in the village, but most of us can't afford to pay £400k + for our next home. We all have aspirations but greedy developers are forcing us out of the village with their sky-high prices. Also, the Carpenters Field development is quite frankly an eyesore. There was a unique opportunity to create beautiful homes - like cottages with flint stone fronts. It's been done in other towns and villages around the UK so why not here? Unfortunately, the opportunity was lost and I can only imagine that the new homes will be soulless copies. Sorry for the negativity but I'm really against option 2 as it stands.</p>	Option 1	1
2	PO7 6HG	<p>I am surprised to learn that the Denmead Neighbourhood plan is at such an advanced stage. I expected that as someone who offered a property for consideration, I might have been informed, or asked to make a submission in support of my property, which is DE52, land south of Uplands Road. I consider your description of my land to be incomplete and inaccurate. It states no existing access; there is an established vehicular access from School Lane, and were the property to be zoned for development, I would include the adjacent property, Springfield, Uplands Road, which I own, which has access onto Uplands Road. I dispute that the property is "not well related to the village in terms of settlement pattern or</p>	DE52	1

		accessibility to local services and facilities” . On the contrary it offers a natural infill of the settlement pattern bounded by School Lane and Uplands Road. Easy access to a bus stop at the top of Uplands Road; easy access to a very popular and long establish Pub; and a short walk to the community centre. Development would offer an opportunity to seek a contribution towards extending the footpath, which currently ends opposite Thompsons Lane to the site - a benefit to the many villagers who walk to and from the Fox & Hounds in the late evening, and the many recreational walkers who regularly walk the School Lane/Anthill/Uplands Road triangle. As to the suitability of the land for development, it is very poor quality agricultural land, having been stripped of topsoil over many years in the production of turves. It is to the side or rear of all adjacent properties, so will have minimal loss of visual amenity to its neighbours. All but one of the significant trees are on the perimeter of the property. I ask, you to reassess this property, especially in view of the error in recording it as having no access, and to consider the above points.		
3	PO7 6HE	I suggest option 2 to be the best site for the proposed housing. Not only is it the closest plot to the village centre and schools, it will have less of an impact on residents and walkers by minimising traffic due to it being so central as most would choose to walk to the village, schools, church, surgery and amenities. Option 1 should not be chosen (in particular Thomsons Lane)as residents and walkers in the area have no option but to walk on the road due to the nature of the roads (Uplands Road and Thomsons Lane itself). Even now, at times it can be a little daunting when vehicles are passing walkers/horses and if more housing is built, the traffic will increase. I don't think the narrow non-pavement roads are suitable for increased traffic. Considering the rest of option 1, I don't think the top end of the village is suitable for the large amount of properties due to the impact it will have on the countryside. It would encroach on the countryside where there are currently no large developments and where Denmead turns greener before reaching Hambledon, and the South Downs National Park but option 2 will almost be an extension to Carpenters Field which I feel will be the least disruptive. Hambledon Road heading north out of the village (past the White Hart pub) narrows and the footpaths are also very narrow. Building houses to the north of Denmead does not seem appropriate when the structure of the roads are not adequate for increased traffic. I have not seen the proposed site entrance for option 2 but whether it be via the Carpenters Field estate or directly from Tanners Lane, I feel it has less of an impact due to the very small amount of vehicles heading east along Tanners Lane. Even with additional housing, residents using vehicles are most likely to take the direct route out and head the short distance to the Hambledon Road, in the centre of the village not causing any more impact to walkers/wildlife. One more comment I'd like to make regarding option 1 is that any proposed development will not be in keeping with the character and current street scene of which is large dwellings set back from the road with generous plots.	Option 2	1
4	PO7 6HE	Option 1 will increase traffic in rural areas and lead to a built up site not in keeping with the area. The area and designing large front facing properties on generous plot - a development site would not suit the character and street scene. The sites are the furthest points from the village and the infill site with 16 properties in Thomsons Lane will lead to a significant increase in traffic on roads that are narrow and with no pavements or footpaths. It will also not	Option 2	1

		deliver the required allocation and a further 9 properties will be required elsewhere. Option 2 seems most practical, with a development linking to an existing with the closest proximity to the village and its resources. New residents can walk to the village with ease and access all by foot. The development would feel more in keeping with the character and the street scene. It also is closer to Waterloooville which is accessible on foot/bike from this location. Option 3 the second most favourable being closer to amenities and on land currently used only for grazing and opposite a newer development. Both Option 2 and 3 also afford the long term gain of fulfilling additional allocations in the future as the sites are large enough to allow for additional and further development.		
5	PO7 6PR	I wish to raise two initial points about the Site Options Document - Denmead Neighbourhood Plan 2024. Please would you record these comments. A - It states that only comments from residents will be considered. 1. Does that mean that all suggestions and comments from developers will be discounted please? 2. If owners of land within Denmead live outside the village, in what way can their comments be received and heard? B - The comments regarding site DE03 are misleading, suggesting that "development could impact the setting of nearby heritage assets". Having checked the register of British Listed Buildings, only two are in the vicinity of site DE03: Shafers Farm barn: This barn is sited next to two modern children's homes and is not visible from the road or adjacent properties. The Lower Garden: This house on Edneys Lane is derelict and unoccupied. I look forward to a response in respect of point A. My preference is for smaller sites of new housing dispersed around the village. This was also the majority public view in the original Denmead Neighbourhood Plan and matches the Housing Needs identified in the external study AECOM Housing Needs Assessment (17.11.22). Although I understand that Option 1 sites have some drawbacks, this is my preferred option. It must be possible to adjust housing densities to meet the 100 properties required. I strongly oppose both Options 2 and 3. I think that these sites would be detrimental to the village, because they would increase traffic at key locations, and have a significant impact on local residents. Another concern regarding Option 2 is that of flooding on Edneys Lane and Anmore Road arising from this development, and additional traffic changing the nature of the country lanes in that area, which are mostly used by pedestrians for leisure.	Option 1	1
6	PO7 6LD	Having reviewed information about site options, I would like to express my support for Option 1. The combination of small sites, already within residential locations appears to offer the least assault on the landscape through development. The combination of the Hambledon Road sites which offer direct transport link access and those at Thomson Lane which is quieter offer a variety of housing options. Development of farmland at Anmore and adjacent to Harts Copse seems a devastating loss of the countryside view from the village.	Option 1	1
7	PO7 6LY	Following your recent email informing us about the options regarding the 3 possible sites, can I please confirm that my preference is for Option 2 (ie DE11 – Land North of Anmore Road next to Carpenters Field 238 dwellings but part development to deliver 100 dwellings. Having recently received the printed version of the site options document, I'd like to reiterate my preference – as stated in my previous email early last month – which is for the development of Option 2, Land North of Anmore Road next to	Option 2	1

		Carpenters Field.		
9	PO7 6LU	Having looked at the 3 options put forward by DPCSG ref sites for development my preferred choice is Option 2 - as the sites nominated are close to existing amenities along with less of the negative features building in option 1 and 3 sites. Having checked the number of house builds required to be put forward by DPC to Winchester I find it strange that option 1 counts for approx. half the houses required to be put forward under Winchester CC quota requirements. I vote for Option 2 anyway but feel an explanation should be forthcoming or else Options restricted to Option 2 and 3 - removing Option 1 as not meeting the quota.	Option 2	1
10	PO7 4QT	Having recently been made aware of the three building options for Denmead, I would like to confirm that I support the option of least disruption to our countryside and that is option 2 , ie . Further development of Carpenters field.	Option 2	1
11	PO7 6NA	I am a resident of Denmead and I support Option 2 for the allocation of further houses in the village .It would seem to make sense to further develop an existing estate.	Option 2	1
12	PO7 6LY	I have reviewed the Site Options Document on the DNP website, which I found very helpful as it explained the issues and options very clearly. I understand I can let you know which option I would vote for and you will take that into consideration at the next Steering Committee meeting. My preferred option is option 2.	Option 2	1
13	PO7 6JJ	<p>1) all trees of significant importance (oaks etc) will remain, with additional planting of trees and shrubs to attract wildlife to enhance the rural position of the site.</p> <p>2) to achieve the above the number of properties has been reduced from 32 to 20.</p> <p>3)None of the nearby designated heritage assets are visible from the site.</p> <p>4) Denmead Gap is not visible from the site, because of adjoining properties in Anmore Road, Clifton Crescent and Soake Road, approximately 400metres away.</p> <p>5) with regards to the proposed 3 sites , 2 of the 3 sites contradicts the Parish Council and local community request of smaller sites. Both sites are of 100 units.</p> <p>We adjoin the proposed site and looking at the latest plans feel it has been sensitively designed to provide smaller dwellings for the local community .</p> <p>I thought the overall scheme was for smaller developments, within 10 minutes walk of the post office, neither schemes 2 or 3 fulfill this criteria. And scheme 1 is further outside the village.</p> <p>We would like to vote for Option 1 to build new homes in small quantities around Denmead.</p>	Option 1	2

14	PO7 6LS	<p><u>General Comments:</u> Has the increase in housing that is currently in the plan been assessed for the impact on local town centre shops/parking and other local amenities? What is the justification for these options to be taken forward to consideration compared to that of the sites that have not been taken forward. Option 1</p> <p><u>Comments / Questions:</u> The use of smaller multiple sites invites local/smaller contractors/house builders to build compared to larger national conglomerates, this is good for local economy and tend to have higher quality standards. Use of current brown fields site is better than use of national limited green fields. Generally the sites score well compared to the other sites. All sites are in flood zone 1 with low probability of risk of flooding both from sea/river and very low risk of surface water. Option 2</p> <p><u>Comments / Questions:</u> Note that this is a further extension of existing new homes built in the village and close to village centre. Why has this site been chosen when there are 13 other sites that have scored higher? Site is in a flood zone 1 with low probability of risk of flooding from sea/river and low risk of surface water. This site according to the documentation can hold more than the proposed 100 dwellings. Does this mean that if this site is chosen that if a further allocation is required in the future would this site automatically be utilised? Does this mean that a specific part of the site which allows for 100 homes would be included in the neighbourhood plan only or the whole site? Option 3</p> <p><u>Comments / Questions:</u> Why has this site been chosen when there are 18 other sites that have scored significantly higher? This site scores only 50.4% of the total maximum score and is the lowest score of all sites, how has this site been justified to be continued with to the next consultation stage? High flood risk has been identified in for this site as is a flood zone 2 and 3. This has been used to exclude other sites from consideration for example site DE07. Refer to the attached figures: Figure 1 – Identifies that the site is within flood zone 3 Figure 2 – Identifies that the site is in a high risk of flooding from surface water risk utilising postcode near site. In the meeting minute of Steering group meeting dated 07/03/2023 the following comment was made: “SG agreed that looking at all sites through the lens of Climate Change. Any site in Flood Zone 3 would be excluded from further assessment Any site with ‘High’ risk of Surface Water Flooding would be excluded from further assessment” Please explain how this site has not been excluded due to flood risk based on your own criteria, as it is in a flood zone 3 and a high risk of surface water? What are the proposed mitigation for the identified the many significant constraints for this site? Also this site appears to have a significant amount of constraints compared to that of other sites to overcome. Overhead powerlines Ancient woodland along Hambledon road Right of access to walking routes Flooding with respect to already build homes within the vicinity that are already subject to a high flood risk. Congestion and traffic demand of new estate. This site according to the documentation can hold more than the proposed 100 dwelling (263 according to documents). Does this mean that if this site is chosen that if a further allocation is required in the future would this site automatically be utilised? Does this mean that a specific part of the site which allows for 100 homes would be included in the neighbourhood plan only or the whole site? This site is currently used year round for agriculture as a green land pasture, was this taken in to consideration? As other sites around the village are not used for production.</p>	All options	2
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15	PO7 6NB	<p>I noticed in your most recent FAQs that there was a question raised regarding a green rated site that had been excluded (please see below). As per your response, it was advised that the site was excluded as prior planning requests had been refused / appeals dismissed. Q - There is one site that is rated green, why has that been excluded? A - The site has had many planning applications in the last few years, all have been refused and had appeals against refusal dismissed by the Planning Inspector. If it is the case that sites with prior planning refusals are being excluded, can you explain why DE40 has been included in Option 1 despite the following refusal / High Court dismissal? Application Ref 13/01531/OUT, for the development of the site (DE40) with up to 10 dwellings was refused by notice on the 9th October 2013, the reasons for the decision to refuse remain largely unchanged. A High Court challenge was dismissed on the 20th June 2014 following the refusal of a planning application to build 'up to 10 dwellings', affirming the refusals legitimacy. As above, the reasons which lead to a decision to dismiss remain largely unchanged. I appreciate you cannot respond to every question, but I would really like to understand what specifically sets DE40 apart from the other sites that have been excluded, particularly as this site has been rated 'amber' and by your own admission, the assessment states: DE40 is considered as 'High Landscape' and to be subject to 'visual sensitivity'. The site is not well related to the village in terms of settlement pattern or accessibility to local services and facilities (with no pedestrian access from the site to the village centre).</p> <p>I am writing to express my support for 'Option 2' – The proposal to allocate 100 residential dwellings on the site north of Anmore Road, Denmead. This project presents an excellent opportunity to address local housing needs while contributing positively to the community. Below are the key reasons to support this proposal:</p> <p><b>Community-Centred Allocation</b> This site, located near the village centre, has been thoroughly assessed and found to have no significant constraints to development. Its adjacency to existing residential areas, strong alignment with community needs, and excellent access to essential amenities make it a practical and sustainable choice. By selecting this site, Denmead can meet its housing targets, support high-quality growth, and preserve the village's unique character for both current and future residents.</p> <p><b>Community Alignment</b> The site aligns well with the objectives of the Denmead Parish Council's Neighbourhood Plan, which aims to accommodate additional housing needs over the coming years, further to this, it is the most favourable option due to its relationship with existing infrastructure and services, Strategic Location The proposed site is ideally situated: Adjacent to the village: Its proximity to Denmead's settlement boundary enhancing integration with the existing community. Close to services: Within walking distance of essential facilities, including schools, shops, healthcare, and recreational amenities, this site ensures convenient living for future residents. Accessible transport: Local bus services to Waterlooville provide additional connectivity, reducing reliance on private cars and supporting sustainable travel options. Scalable Future Potential In addition to the 5.84 hectares allocated for the current proposal, adjacent land offers potential for future development, creating further opportunity for any long-term housing requirements. Proven Developer Expertise Persimmon, one of the country's leading house builders, is contracted to deliver this development and has a proven track record of completing high-quality housing projects, including the successful Kidmore Farm site adjacent to the proposed land. Their experience,</p>	Option 2	1
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		including close collaboration with Denmead Parish Council, ensures a timely and efficient delivery of homes that meet the village's housing goals.		
16	PO7 6ND	We favour Option 2 of those put forward but feel that another 100 houses will tend to overload current facilities (health centre, schools, shops, etc.).	Option 2	2
17	PO7 6ND	I choose Option 2. Of course I object to all of the options simply because I do not believe Denmead has the infrastructure to support any more dwellings. Option 3 - area needs fibre broadband, low-level lighting, affordable houses, infrastructure must be maintained, road links must not produce bottlenecks.	Option 3	1
18	PO7 6HE	Having read the documentation regarding the revision of the Denmead Neighbourhood Plan I would like to vote (regretfully) for: Option 2 – DE11. My reasons for this are that this is close to the village centre, and adjacent to recent developments. Option 1 DE 30, 40 and 50 are bitty, and would cause disruption and intrusion in multiple sites, and are not close to the village centre. Option 09 might be part developed but intrusion into the last remaining green space in the centre of the village would have maximal visual disruption and significantly change the feel of the entire village for residents and those passing through. The loss of allotment amenities would also be significant.	Option 2	1
19	PO7 6LY	My vote is Option 2.	Option 2	1
20	PO7 6LY	My question: At which point will the increase in housing numbers that Central Government have stated will be required be added to the numbers required by Denmead to accommodate? [WCC have been required to increase from approx.15000 to approx. 20000 houses. My preferred option for the building of 100 houses would be Option 2. My logic is that this area would be able to accommodate the increase required and allow for further increases for the next few reviews that Central Government have indicated will be required. I wish to express my support for Option 2 to be carried forward into the Denmead Neighbourhood Plan, 2025. Thank you for all the Committee's work in the preparation of this Plan.	Option 2	1
21	PO7 6LU	My vote is for option 2, which appears to be the best as it is closest to the village centre and amenities.	Option 2	1
22	PO7 6NA	As a resident of. denmead, my choice of the above neighbourhood plan options is OPTION 2	Option 2	1

23	PO7 6HE	<p>Three members of the Steering Group, are landowners or relatives of landowners who have submitted their sites for consideration to the Denmead Neighbourhood Plan. Even though they have declared their interest, I don't think it is ethical that they are sitting on the steering committee. It is definitely a conflict of interest. Looking at the meaning of '<i>Steering</i>' it says 'to control the course and follow in a specified direction'. I wonder why DE35 and DE55 are not included in these options to make up the 100 number of potential new homes, I understand that they were in the previous Neighbourhood Plan, and their application for planning is currently pending. Why is Green Meadows not included in the 100 homes, it is obviously going to be built on/turned into flats at some point, and will take the pressure off of the amount of houses to be built?</p> <p>Option 1 Two of the members of the steering group have their sites listed in OPTION 1 (DE30, DE40). I wonder if it is right that their land is listed, as they are on the steering group? Maybe if they want to sit on the Steering Group, then maybe their land should not be included. DE30 (30) and DE50 (45) are sites adjacent to each other, and have the same developer, to carry out the potential development of both sites. This will make a development of 75 houses in total which makes these sites a large development, not the smaller sites as indicated as a preference by the steering group. A meeting by the landowners and developers of sites DE30 and DE50 was held recently at the Community Centre and The Fox and Hounds, to promote their sites. Again I don't think this is right. There are 3 Options not just one. It has made it seem like a done deal. Distance from the village has a ranking of 1 as important. Out of the three options Option 1 is the farthest away from the village, with a very limited bus service. As all developments are supposed to have an element of social housing etc, the potential occupants of social housing may not have motorised transport. The part of the Hambledon Road where DE30 and DE50 are sited has a dangerous bend on the Hambledon Road, which has had a few incidents over the years. The road is quite fast, and has a narrow (and in places overgrown) pavement on the other side of the road. Access to this potential development could be an issue. In the information DE30 and DE50 are listed as '<i>high landscape and visual sensitivity</i>', and are furthest away from the village centre than the other two options.</p> <p>Option 2 This potential development is nearer to Denmead village, and has the capacity for 200 odd houses. With 100 houses in this current round of development needing to be built, it has the capacity for the immediate need of 100 houses, with the potential for another 100. With Winchester City Council being told by the Labour Government to allocate another 5000+ houses, it is possible that Denmead will have to allocate even more houses. This potential development has the capacity to take another 100 homes, without the need to go through this whole procedure again in the short term. This option has 'least sensitive landscape' and is adjacent to the Carpenters Field development.</p> <p>Option 3 This is a green field, near to the allotments. Currently has sheep grazing. Although near to the village, it would be a shame to build on this, when there are other more suitable sites. Of these three Options - my choice is to go for Option 2 for the reasons given. I have been to one of the consultations to view the plans, and would like to update my comments previously sent. At the consultation, I viewed all of the plans and have the following comments to make:</p> <p>Option 1 The landowners (all 3 sites in this option) have seemed to have changed the goal posts and have reduced the numbers from 91 to about 50-60 homes to be built on their land. Winchester City Council will reject, as it is less than 100+ houses. The</p>	Option 2	1
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		<p>landowners seemed to think that other sites would be added to make up the shortfall. This is all too late in the day for that. You would have to go back to square one, and have more consultations etc. I spoke to the Councillor there about what the landowners are saying about more sites being added. I believe it was Paula Langford Smith and Paula suggested that Denmead Parish Council's view was that they did not agree with the landowners/developers about adding more sites to the Options. On the Denmead Neighbourhood Plan website, in the questions and answers page, it says: 28) Q – One of the options presented doesn't meet the numbers required, will you add more sites to make up the numbers to meet Winchesters requirement of 100 dwellings? A – Only the sites put forward for consideration have met the current criteria, there are no plans to add additional sites to make up the shortfall. 30) Q – What happens if a developer wants to put less dwellings than the SHELAA numbers on a site? A – There is a standard methodology for calculating the density of dwellings. This is to make best use of all land that is developed. In central Winchester the density is 70 dwellings per hectare to reflect the urban nature of the area, in Denmead it is 30 dwellings per hectare to reflect the more rural nature of the area. Sites are expected to deliver to their density capabilities. As Option 1 will not meet the criteria, then one of the other Options should be chosen for development. My choice is still for Option 2.</p>		
24	PO7 6PH	<p>As with all new housing developments, there is a community fund or CIL (Community Infrastructure Levy) imposed on the developer, please can you confirm this is the case for whichever developer is successful? How and when will the CIL funding be allocated and who will make the decision? What is the process for a local community group or charity to apply for CIL funds generated from this housing development? What projects are eligible and is there a criteria to meet?</p>	Does not specify	1
25	PO7 6ND	<p>Firstly thank you for your efforts to coordinate and consolidate this matter. It is never easy, and not possible to please everybody. In view of the contentious views concerning some sites, it is obvious there must be compromise and possibly the "least bad" option will be selected. Personally I think Option 2 Carpenter's Field seems to fit the "least bad" profile, but I worry about the impacts of potential flooding further downhill towards the Anmore area. It is all very well expressing the view that "Southern Water will be responsible..." but in practice they consistently fail to provide good viable solutions. I think Denmead with its clay soil requires much more attention w.r.t. flooding issues than it gets now. There are also examples of existing lack of pipework capacity causing sewerage spills. That is a public health issue and must be prevented in future. Another point is that the DNP needs to be clear about the provision of affordable housing (numbers/percentages), and also the availability of some self build plots within the prescribed preferred site (or elsewhere in the village if appropriate). It is well known that Applications for self-build have been attempted outside the village boundaries, and Appeals are still ongoing in that respect. Perhaps self-build plots could be allocated as part of the affordable housing allocation? I think the imposition of a high housing density by WCC is undesirable, but I can understand it is an uphill struggle to get them (WCC) to listen. Denmead needs to act with integrity to try to reduce the density to keep a village style environment. If there is a "partial site area" development option selected, then there may be room for less houses per hectare, I hope. I hope to attend on October 12th, but the above are my initial thoughts.</p>	Option 2	1

26	PO7 6YS	<p>We have a question arising from your most recent FAQs, with particular regard to your response to question 17 as per detailed below: 17) Q- One site is rated green, why has that been excluded. 17) A - The site has had many planning applications in the last few years and had appeals against refusal dismissed by the Planning Inspector. This being the case, please could you clarify why DE40 has been included in Option 1 despite the planning refusal/High Court dismissal detailed below: Planning Permission refused 9th October 2013 Application Ref 13/01531/OUT for the development of the site (DE40) with up to 10 dwellings was refused by notice 9th October 2013, with the reasons for refusal remaining largely unchanged. Appeal Dismissal 20th June 2014 A High Court challenge was dismissed 20th June 2014 following the refusal of a planning application to build up to 10 dwellings, affirming the refusal's legitimacy. Again the reasons leading to the dismissal remain largely unchanged. We would appreciate your clarification of exactly why site DE40 is being set apart from other sites being excluded by reason of prior planning refusal and appeal dismissal. In addition to this DE40 has been rated 'amber' with the assessment stating DE40 is considered as ' High Landscape' and to be subject to 'visual sensitivity'. Also, this site is not in close proximity to local services, schools and facilities. We find ourselves unable to comprehend the rationale for NOT excluding site DE40 from the plan due to prior planning refusal and in particular when there appears to be more suitable options available, those with existing infrastructure, access and close proximity to all services and facilities.</p> <p>I am writing to express my support for 'Option 2', the proposal to allocate 100 residential dwellings on the site north of Anmore Road, Denmead. My main reasons for supporting this proposal are as follows: This site is located close to the village centre and has excellent access to essential amenities, plus the site aligns well with the objectives of the Denmead Parish Council's Neighbourhood Plan which aims to accommodate additional housing needs over the coming years. In addition this site is within walking distance of schools, shops, healthcare and recreational facilities, it also has accessible bus services to Waterlooville and surrounding areas thus reducing the reliance on private car use. The developer, Persimmon has a proven track record which includes the successful Kidmore Farm site adjacent to the proposed site. Their experience and close collaboration with Denmead Parish Council will ensure a timely and efficient delivery of homes and meet the village's housing goals.</p>	Option 2	2
27	PO7 6HE	<p>I have read all the information that I can, to make an informed decision and have decided my preferred Option is Option 2 for the best outcome for Denmead.</p>	Option 2	1
28	PO7 6LU	<p>I suggest option 2 as the only plan to put forward. I vote for option 2 - Carpenters Field as you will achieve your target with this site.</p>	Option 2	1
29	PO7 6NB	<p>I noticed in your most recent FAQs that there was a question raised regarding a green rated site that had been excluded (please see below). As per your response, it was advised that the site was excluded as prior planning requests had been refused / appeals dismissed. 17) Q - There is one site that is rated green, why has that been excluded? A - The site has had many planning applications in the last few years, all have been refused and had appeals against refusal dismissed by the Planning Inspector. If it is the case that sites with prior planning refusals are being excluded, can you explain why DE40 has been included in Option 1 despite the following refusal / High Court dismissal? Planning Permission: Refused 9" October 2013 Application Ref 13/01531/OUT, for the development of the site (DE40) with up to</p>	Option 2	1

		<p>10 dwellings was refused by notice on the 9th October 2013, the reasons for the decision to refuse remain largely unchanged.</p> <p>Appeal: Dismissal 20* June 2014 A High Court challenge was dismissed on the 20th June 2014 following the refusal of a planning application to build 'up to 10 dwellings', affirming the refusals legitimacy. As above, the reasons which lead to a decision to dismiss remain largely unchanged. I appreciate you cannot respond to every question, but I would really like to understand what specifically sets DE40 apart from the other sites that have been excluded, particularly as this site has been rated 'amber' and by your own admission, the assessment states: DE40 is considered as 'High Landscape' and to be subject to "visual sensitivity'. The site is not well related to the village in terms of settlement pattern or accessibility to local services and facilities (with no pedestrian access from the site to the village centre).</p> <p>Tonight having received the Have your say brochure through my door I am totally and utterly gobsmacked at some of the information contained in it. First of all on the front page it states that option 1 must provide 91 dwellings - the definition of must is that it is a necessity! If it is a necessity to provide 91 dwellings why are the developers proposing 41 dwellings? Surely this is to gain favour with residents to encourage them to vote for the option and then WCC will Say that the density requirement is 91 therefore that is what must be built and we will end up with out of character housing in an area where the average price of a home is £750,000 upwards. The developers are showing large detached houses on the plot on Thompsons lane. Your brochure states that developments must provide affordable houses of which these will not be! It states that the dwellings will not be large executive homes but yet these properties are shown at very large detached homes with multiple windows and pillars! Again i reiterate not affordable housing! The most farcical part of the brochure is the question about the 41 dwellings and will the shortfall be made up? No being the answer- if this is the case and you state Winchester will not agree it then what is the point of plot 1? On top of all this you say you didn't know that plot DE40 had previously been denied planning permission at the highest level . Surely due diligence should have been completed on all Sites not just the ones that the steering group Wanted to steer away from like the green site that was discounted due to previous planning refusal and the group went in favor of an amber site instead. The whole process is flawed and the Parish Council should never have elected a steering group where the members had a financial interest in the plots! I would like to ask why there isn't an investigation into this and the removal of plot DE40 from the options. I strongly object to the use of DE40 along with the other sites in option 1. The sites are too far out of the village, do not have good pedestrian access, the development does not provide any additional resources for the village and is outside the settlement boundary! Simply changing the settlement boundary to suit the people Cashing in on this is ridiculous! I vote for option 2. This provides a central Village location, easy access to amenities and school and transport links. The development provides additional open spaces, affordable homes and extra resources.</p>		
30	PO7 6NS	I would like to vote for the smaller site option 1. Having looked at all of the options available, I think option 1 is the best option. I don't want Denmead turning into a large built up area which I am worried will happen if we expand on Carpenters field or the other option.	Option 1	1
31	PO7 6NB	I noticed in your most recent FAQs that there was a question raised regarding a green rated site that had been excluded (please see below). As per your response, it was advised that the site was	Option 2	1

		<p>excluded as prior planning requests had been refused / appeals dismissed. 17) Q - There is one site that is rated green, why has that been excluded? A - The site has had many planning applications in the last few years, all have been refused and had appeals against refusal dismissed by the Planning Inspector. If it is the case that sites with prior planning refusals are being excluded, can you explain why DE40 has been included in Option 1 despite the following refusal / High Court dismissal? Planning Permission: Refused 9" October 2013 Application Ref 13/01531/OUT, for the development of the site (DE40) with up to 10 dwellings was refused by notice on the 9th October 2013, the reasons for the decision to refuse remain largely unchanged, Appeal: Dismissal 20* June 2014 A High Court challenge was dismissed on the 20th June 2014 following the refusal of a planning application to build 'up to 10 dwellings', affirming the refusals legitimacy. As above, the reasons which lead to a decision to dismiss remain largely unchanged. I appreciate you cannot respond to every question, but I would really like to understand what specifically sets DE40 apart from the other sites that have been excluded, particularly as this site has been rated 'amber' and by your own admission, the assessment states: DE40 is considered as 'High Landscape' and to be subject to 'visual sensitivity'. The site is not well related to the village in terms of settlement pattern or accessibility to local services and facilities (with no pedestrian access from the site to the village centre). I would like to vote for Option 2 at Carpenters Field, it is the most suitable location and will provide the village with additional resources and spaces that will support the additional people that will be living in the village. I strongly object to options 1 and 3. Option 1 should never have been included, it has had previously had planning refused by the high court and the amount of houses does not meet the required allocation.</p>		
32	PO7 6LY	<p>Having looked at the three options, we are voting for option 2, the DE11 area. Further building in Denmead should be resisted vigorously but our ability to do so is continually being eroded. Our reasons for supporting option 2 are as follows. Option 1 comprising DE 30, 40 and 50. barely makes up the 100 houses that WCC is currently pressing Denmead for. This 100 may increase as a result of Government pressure on WCC. Having three separate lots probably built by three separate developers reduces the ability for the DPC to extract the maximum benefit for the village from developers. Option 3 DE 09, provides the potential for 263 properties which would handle an increase over the 100 if demanded by WCC and DPC has no option other than to accept the demand. However, the area has a high visual impact when driving through the village which we should avoid. Option 2 DE11 runs adjacent to Carpenters Field, has a low visual impact generally and provides the potential of 238 properties should WCC increase their demand for more than 100 homes. So, reluctantly having to vote for yet more house building in Denmead we vote for Option 2.</p>	Option 2	2

33	PO7 6YS	<p>These comments are for consideration in the Options 24 process following my visit to the Exhibition of Site Proposals on Friday 11 October 2024. Option 1 – No, does not meet the required number of dwellings. Option 2 – Preferred option but subject to comments and table below. Option 3 – No, developer not present and rural feel of the area will be destroyed. Option 2 comments: No-one wants more houses but if we have to do this, let's do it properly and be a flagship for future developments in ours and other areas. Charles Church/Persimon have made a number of promises at the 'Exhibition of Site Proposals' listed in the table below. Their current development of Carpenters Field is sympathetic to the local area and has provided a nature reserve north of Tanners Lane. However, there are a number of, possibly 20, trees which have been put in the ground in one place. Presumably this was for transplanting later, however, the trees are still in the same position and need to be separated and replanted to survive. Is the developer going to honour their obligation and transplant them, or are we to believe that the promises made at the Exhibition for the Option 2 development will not be upheld? The hedgerows and trees around the proposed site should be preserved for wildlife corridors, biodiversity and screening for dwellings in Anmore Road and the Carpenters Field development. Perhaps developer's contributions could be put towards a Cycling Infrastructure which is sadly very lacking in Denmead. We have a thriving cycling community and very little provision. The Scout Hut was also mentioned in terms of developer's contributions. Wider suggestions for inclusion in the Neighbourhood Plan: You have probably already covered these points but just in case..... Cycling Infrastructure which focuses on cyclists' needs and not those of car drivers. Current and future developments will increase the pressure on the village centre with the increase in the number of vehicles accessing the village. Maybe consider effective traffic calming or restricting access of vehicles to the village centre/alternative routes. There is a car park for people to use but many prefer to park outside the shops. Though this could be a very controversial issue. I always walk or cycle, but I appreciate that some can't. Linking/consulting with local voluntary groups concerned with greening and environmental issues, cycling, growing food, promoting biodiversity. Approach HCC re the Green Meadows site and include it in future plans for development (personally I think it would be an ideal place for a small hotel – sadly lacking in this area – great for access to the South Downs) Infrastructure for health (GP Surgery), education (Schools), transport (Buses) The 'Positives' in the table for Option 2 included in any future development plans. Option 2 Persimmon - sympathetic development. Need to preserve existing hedgerows of trees, increase biodiversity. EU points on all dwellings. Solar panels on all roofs. Protect Anmore houses. Well screened to maintain rural feel of the village.</p>	Option 2	1
34	PO7 6FY	<p>We have been to the Drop-in Session for the Denmead Neighbourhood Plan Consultation. We thought that the session was informative, well presented and helpful. Difficult decisions have to be made. There is a concern about how the infrastructure of the village is going to cope. Will the schools and Health Centre be able to manage with the additional people? Also, what impact will the additional houses have on the drainage and sewage systems? What preparations will be put in place to facilitate the impact of the increased population? Road maintenance will also need to be addressed. After careful consideration of the 3 Options, we believe that Option 2 (the extension from Carpenters Field) will be the best Option to meet the needs of what is required</p>	Option 2	2

		<p>for the village - the downside being the high density of housing. Option 2 site is accessible to the centre of the village. The Option doesn't involve having an additional direct access road onto Hambledon Road. Option 1: Had the best layouts and density of housing appropriate to the character of Denmead. It looked the most pleasing. However, the site is not near to the centre of the village. It also has the disadvantage of being close to a bend on the busy Hambledon Road. Option 3: Would create traffic problems, due to needing road access near a bend on Hambledon Road. The visual impact of a development at this site would create over-development and have a negative effect on the Denmead Village character. Option 2 is our preferred option. Option 1 has good potential, is well laid out with not too many houses, but doesn't meet all requirements and is near the bend in the road. Option 2 is the best located with good access to the village centre, contributes to infrastructure but looks to have too much density of housing. Option 3 on the bend of a busy road, is the least suitable site and would spoil the ? of the village (could not read handwriting). Option 2 Persimmon - I have been advised that if it was deemed preferable, Persimmon would consider reducing the number of houses on the site.</p>		
35	PO7 6ND	<p>Ok I did attend yesterdays meeting .However I would like to reiterate my comments on the options. My preference is for option 2 as it is the only one that does not require a dependency on public transport, also it builds on existing infrastructure and should not require additional access onto main roads. 100 houses means 400 people 200 cars etc. Option 1 is a non starter and will not meet your requirements .The person on option 1 assumed a bus service, my understanding is that this will no longer be possible. Option 1 is assuming the bus continues from Hambledon (D1) to Waterlooville. This is most likely to stop. Means much more road traffic. Too far to walk. Option 2 - my personal preference, everybody can walk, near to shops, school, health centre. Here is our option on the options</p> <p>Firstly option 1 is anon starter, it will never supply the 100 needed homes , in addition it will not have a bus service by the time that the houses could be built Which leaves us to vote for option 2 , nearer to the village centre, school and health centre Option 3 is another nonstarter, hope this helps in the decision making</p>	Option 2	1
36	PO7 6ND	<p>Having viewed the exhibition staged in Denmead Community Association Hall on 12-10-2024, I wish to register my preferred Option for the neighbourhood plan as detailed on Denmead Parish Council website as Option 2, site DE11. Whilst I believe Denmead has accepted or had imposed upon it more than its fair share of development over the last 35 years or so and would prefer no further development at all I realise that this is a central government imposition that Winchester DC can do little about other than ask for residents opinions and try and meet those wishes.</p>	Option 2	1
37	PO7 6HH	<p>We visited the Denmead Community centre today to look at the various options open to discussion. The 3rd option was wholly undetailed and vague and so cannot be accurately commented on at this time, could we deduce that the poor presentation and lack of support for it represents disdain for the opinions of the villagers and therefore they are not interested in our views? Should this be the case then there is no point commenting on that. However, from the basic information provided we would have concerns at the provisions for Surface water drainage overloading the current village provison and similarly for the foul water drainage. there would be concern for the volume of additional traffic accessing the Hambledon road and the need to an additional junction or even traffic lights from a safety point of view given the blind corners and</p>	A merge of Options 1 and 2	2

		<p>restricted visibility of the junction. Additional traffic calming on the Hambledon road would be required too. Our preference would be a merge of Option 1 and Option 2. Our reasons are: Option 1 will not on its own provide for sufficient additional housing, since the sites proposed would not realistically support the additional 100 houses in their entirety. Option 1 realistically could support in the region of 40 houses in total on the two sites. This is supported based on the sympathetic proposal to match the current housing in Thompsons lane and to avoid overloading the narrow lanes providing access. The current roads and drainage would not support a larger volume of traffic nor the burden of surface and foul water disposal. The reduced number of houses on the Lincoln nursery development is necessary again because of the volume of traffic that would need to access the Hambledon road in a safe manner. The location is totally unsuitable for an overdevelopment of housing and the housing should be sympathetic to the other properties in the area. In both locations there would need to be serious consideration for pedestrian and vehicular access as the local roads have no pavements, the access to the Hambledon road would be unsighted and would require significant roadworks to improve safety and the Hambledon road itself need significant maintenance to correct the current poor quality of the road, the correct the subsidence and to render the roads capable of supporting the extra traffic. The combination of part of option 2, to facilitate the balance of properties required by the plan, would help minimise the impact of the extra burden of traffic through the Carpenters field development. It would help reduce the risk of flooding in Anmore road, by reducing the density of the housing, and enable surface water to drain into the soil more effectively. However, provision for balance ponds and water storage capability would still be needed to reduce the risk of flooding to Anmore road properties. The developer, Persimmon, has currently failed to eliminate flooding problems in Kidmore lane and so they will have to correct this as well as demonstrate they will not impact Anmore road. They have also failed to provide adequate play area provision which we understand was agreed by the developer at the the beginning of the building process. We assume they will be made accountable to fulfill this obligation in the second phase. In both developments, comments from the representatives of the options all appeared to underestimated the parking for residents of the new developments and there is a concern that this will lead to significant vehicle access issues, causing safety concerns for pedestrians as well as access issues for emergency vehicles. Current village estate parking is already poor and the developers should be constrained to design this requirement in, there are poor public transport links into the village and this puts further pressure on residents to have multiple vehicles for each property. The design of the new developments should make provision for more solar panel installations, even if the properties are built without panels, the orientation and aspect of the roofs should be designed such that they offer as large an area of unobstructed surface facing predominantly S, SE and SW to ensure solar panels can be installed in the optimum orientation for maximum efficiency. This would make for responsible, future proofing planning.</p>		
38	PO7 6PE	<p>The Eastern side of the village has already been extensively developed. Option 2 will seriously impact the already busy traffic on Anmore and Mill roads which are used as rat runs out to other areas. Will the drains cope with even more pressure where water already floods down the roads from the fields beyond? Option 2 is also obviously earmarked for further potential development, spoiling the countryside for future generations to enjoy. We do not</p>	Option 3	2

		understand why there has been little development west of the village. Reasons given such as lack of access to the centre seem irrelevant as most people can walk or drive. It seems that the easy option is to stick all the houses on the Eastern side and leave everyone there to absorb all the additional pressures. On balance, we would support option 3. This at least seems to spread the impact over 3 areas with better access.		
39	PO7 6LY	Having looked at the three options I would like to comment that Option 2 would be my preference. I would like to vote for option 2 as it delivers the 100 house allocation and is nearer the village.	Option 2	1
40	PO7 6HS	I have been reading through all of the documents provided and the posts on line. I am very concerned at the speed this has now proceeded at and do not believe we have been given a reasonable amount of time to make a decision. I still do not understand in full how the process has provided the sites being presented. There is very little evidence as to why there are not more sites to choose from and why we cannot have a mix of all of the sites. I don't believe option 2 is a good choice for the community as a whole, although it has good location. Nor do I believe option 3 is suitable due to its impact on the area. As I will be unable to attend to tonight's open meeting, my choice would be for Option 1 however I would like to also see more of the smaller sites put forward to meet the proposed 100 houses. Final choice: Option 1.	Option 1	1
41	PO7 6FT	Option 1 or 2 should be considered. Please DO NOT use Option 3. Please protect the wildlife that lives on the allotment site off Hambledon Road. The allotments are a community asset and MUST be retained.	Option 1 or 2	1
42	PO7 6ND	Option 1 is too far from the village, the situation with the bus is under review. Not very accessible to the village. Option 2 is my preference in the village and easy access to all amenities.	Option 2	1
43	PO7 6FY	I think the Option I would like to back is the one presented by Persimmons. My first option that I've submitted on a form already is Option 2. However if more than one option can go ahead I think Option 1 should be considered too.	Options 1 and 2	1
44	PO7 6HS	Option 2 is the most sensible as in the middle of the village and offers the community something. Also best to continue existing site than a new one. Option 1 is too remote and doesn't give numbers or benefits. Option 3 isn't progressed.	Option 2	1
45	PO7 6UE	Option 2 preferred.	Option 2	1
46	PO7 6LR	Option 2 is my preferred choice as infrastructure in place from previous development. Option 2 as already developed Carpenters Field. Concern about extra traffic on Hambledon Road and speed of traffic already despite 30 mph limit which is ignored. Whether current schools can accommodate extra children and whether GP surgery can cope with all current health concerns of Denmead residents. We are fully supportive of Option 2 only. As the infrastructure from the previous development is already there it makes sense to expand that. It is central to the village which will mean less through traffic as the other sites are at the western end. Option 1 is only a small part of the 100 homes so another site will then be needed which is not desirable. Option 3 is also a non-starter as the land proposed is rated amber for future development according to searches made when we moved here 3 years ago. There have been issues with flooding here and underground water streams are present. The road is also very winding and vehicles regularly speed along it despite the 30mph limit. Access is a serious concern. Thank you for the opportunity to comment on such an important issue.	Option 2	3
47	PO7 6EA	I think the best option for the village would be Option 1 and keep the large ? fields clear (could not read handwriting)	Option 1	1

48	PO7 6NB	Option 2. Having read the document and attended the consultations at Denmead Community Centre, I believe the best option is OPTION 2	Option 2	1
49	PO7 6ND	I support Option 2 - right mix of housing, close to facilities and minimal impact on neighbouring properties. Option 1 - unacceptable, not enough homes and wrong mix. Too far from village centre. Option 3 - not enough info but don't support loss of greenspace in this location.	Option 2	1
50	PO7 6YP	Option 2 Persimmon Homes is by far the best of the 3. Continues on Carpenters Field with access through existing new estate. Visually not intrusive on village. Likely to have a more varied range of sizes and types of houses.	Option 2	1
51	PO7 6EA	If Option 3 was to be used I feel this will lose the village feel as it's the last green land directly in the village. The site where Green Meadows care home was and the knocked down house would make a good site.	Does not specify	1
52	PO7 6LH	I propose the plan for houses off Carpenters Field - Persimmon Developments as the best situated development. We must keep the allotment and adjoining fields.	Option 2	1
53	PO7 6EA	I have a preference for Option 1. Using multiple smaller developers on smaller sites provides many opportunities including local employment during build and support of SME's rather than large developers. Having the cows driven down Hambledon Road to the field at Option 3 is an important part of rural life and feel of the village. It brings the village together to watch and witness a tradition that has been followed for 100's of years.	Option 1	1
54	PO7 6HQ	My preferred option is 2. It is much closer to the centre of the village, enabling people to walk and use their cars less.	Option 2	1
55	PO7 6EA	Option 1 is by far the best. Charles Church has done a good job, ensure that the houses fit for the village.	Option 1	1
56	PO7 6HQ	We'd like Option 2 please.	Option 2	1
57	PO7 6LU	Option 1 doesn't allow for probable 100+? Option 2 - I think this is the best option and very close to village centre. Option 3 - This is 2nd best for me - what will happen to the allotments? I'm not involved with this gardening enterprise. Here are the comments on the three identified sites:- Option 1 doesn't fulfil the requirement for 100 homes (and this number could be escalated). So development on other site(s) would be required as well. Options 2 & 3 can each more than accommodate the 100 requirement. Both are also within a 10 minute walk to the village centre. So both can meet our requirements. Option 3 will require major change to Hambledon Road - presumably a substantial roundabout. I think that, for me, option 2 wins on a marginal basis.	Option 2	1
58	PO7 6HW	The most sensible option is Option 2. Option 1 is not big enough. I support Option 2.	Option 2	1
59	PO7 6HW	Thank you for this exhibition. Option 2 and Option 3 are my preferences. And out of these choices I would prefer Option 2.	Option 2	1
60	PO7 6HQ	Further to the exhibition at the Community Centre on Saturday 12th, of the choice of three proposals set out there, I would opt for the "Carpenter's Field" one to fulfil Denmead's obligation to build new houses. I have been allotmenting in Denmead for over forty years – twenty-six on Little Frenchies Field before eviction and then on the main allotment site (DE09) since then. I have witnessed the considerable health benefits, both physical and mental, to derive from cultivating an allotment plot and growing one's own food on it. Ours are in a tranquil setting, where allotmenters can enjoy the country surroundings and relax, away from any intruding housing. They are an Asset of Community Value and well worth keeping in their current form. Were any of DE09 to go for housing, most of these benefits would be lost.	Option 2	1

		Houses in close proximity would inevitably ruin the tranquil atmosphere one experiences there, and domestic pets and general household disturbance would detract seriously from the current peaceful situation. Any civilized community needs its quiet allotments. I am a Recorder with the British Trust for Ornithology and have recorded many species of bird on the site. Buzzards are resident in Harts Copse, red kites are frequent visitors and kestrel, corvids and very many small songbirds are present in force, including "my" robin who appears whenever I arrive on site! The odd migrant can drop in and many other species are also present in their season.		
61	PO7 6QD	Option 1 is my preferred option. 1) Too much building at the other end of the village. 2) Flooding worsened after building of Carpenters Field, why add more? 3) Lets have smaller integrated sites to try to at least maintain the semblance of a village. 4) People have cars and do NOT need to be in central area. They wouldn't walk even if they could!	Option 1	1
62	PO7 6SU	I'd prefer several smaller developments to one large one.	Does not specify	1
63	PO7 6QE	Preferred option is 1. Small individual developers. They have more of a vested and hands-on approach to requirements.	Option 1	1
64	PO7 6HQ	Option 1 doesn't fulfil allocation of homes, but seems in keeping with area. Option 2 - flooding concern. Option 3 - Shame they didn't turn up.	Does not specify	1
65	PO7 6QE	Option 1 - much more in keeping with village at present.	Option 1	1
66	PO7 6NZ	Option 1 - please address access and traffic. Option 1 would be my first choice. Option 2 - This site poses increased risk of flooding, both surface water and foul drainage. A full capacity assessment is required to evaluate the impact on the PO7 6NZ postcode. Foul drainage system is currently undergoing a Southern Water escalation after the flooding of 2023/2024.	Option 1	1
67	PO7 6HG	My choice would be for Option 2. There is the availability for people to walk to the village local shops. The houses that are there already looked nice - with a variety of bedrooms to the size of the house.	Option 2	1
68	PO7 6NW	We border the proposed development and would like lots of input!	Does not specify	1
69	PO7 6HG	Option 2 is the best solution. Close to the village and within walking distance to all facilities.	Option 2	1
70	PO7 6NT	Option 1 preferred.	Option 1	1
71	PO7 4QR	If 100 houses must be built, would prefer Option 2. If less are allocated, prefer Option 1. Where was Option 3??	Option 2	1
72	PO7 6XR	I prefer Option 1 in theory because they are small sites but the sites don't add up to 100 so where is the other dwellings coming from. Also the developer and landowner are saying they wouldn't build that many dwellings as it is too dense. So if that is accepted where would the other dwellings go. If tthis option is chosen further consultation is needed. My 2nd preference is Option 2. My concerns about Tanners Lane and Whitehorse Lane being affected were alleviated talking to Persimmon reps. Not for Option 3 at all.	Option 1	1
73	PO7 6NB	Option 1 - the numbers on paper add up, but developers DO NOT wish to build the required number of houses - does not seem viable. Option 2 - appears to meet the requirement with additional future proofing should additional quotas be requested and is my preferred option. When you carried out the site assessments for the DNP all the details were compiled at the link below:	Option 2	1

		<p><a href="https://denmeadneighbourhoodplan.org.uk/wp-content/uploads/2024/08/Denmead-Site-Assessment-and-Options-Appendix-A-Pro-Formas-June-2024.pdf">https://denmeadneighbourhoodplan.org.uk/wp-content/uploads/2024/08/Denmead-Site-Assessment-and-Options-Appendix-A-Pro-Formas-June-2024.pdf</a> For site DE40 the proforma states that there were no relevant planning issues but that as has been pointed out by myself and others this is not correct. There have been 2 refusals for outline planning on this site the latest of which is planning application 13/01531/OUT in 2014. This was not only opposed by the Parish Council, Winchester Council, but also at appeal to the Planning Inspectorate at the High Court. As sustainability is at the forefront of new development I fail to see why the paragraph below (para 18 of the Appeal Denial) is not relevant information. "In conclusion on this issue I consider that proposed development would be insufficiently sustainable in locational terms and detract from the character and appearance of the surrounding area. As such it would be contrary to the objectives off JCS Policies DS1 and MTRA2 in so far that they seek to ensure that new development in Denmead is acceptable in these terms." Can you confirm to me in writing that you do not see this as relevant information in your assessment? If not can you please inform me WHY this was missed from your assessments? Other sites in the assessment process were not considered on this basis. My order of preference is Option 2, Option 3, Option 1. When you carried out the site assessments for the DNP all the details were compiled at the link below:  <a href="https://denmeadneighbourhoodplan.org.uk/wp-content/uploads/2024/08/Denmead-Site-Assessment-and-Options-Appendix-A-Pro-Formas-June-2024.pdf">https://denmeadneighbourhoodplan.org.uk/wp-content/uploads/2024/08/Denmead-Site-Assessment-and-Options-Appendix-A-Pro-Formas-June-2024.pdf</a> For site DE40 the proforma states that there were no relevant planning issues but that as has been pointed out by myself and others this is not correct. There have been 2 refusals for outline planning on this site the latest of which is planning application 13/01531/OUT in 2014. This was not only opposed by the Parish Council, Winchester Council, but also at appeal to the Planning Inspectorate at the High Court. As sustainability is at the forefront of new development I fail to see why the paragraph below (para 18 of the Appeal Denial) is not relevant information. "In conclusion on this issue I consider that proposed development would be insufficiently sustainable in locational terms and detract from the character and appearance of the surrounding area. As such it would be contrary to the objectives off JCS Policies DS1 and MTRA2 in so far that they seek to ensure that new development in Denmead is acceptable in these terms." Can you confirm to me in writing that you do not see this as relevant information in your assessment? If not can you please inform me WHY this was missed from your assessments? Other sites in the assessment process were not considered on this basis.</p>		
74	PO7 6PE	Preference is for smaller sites as the care home and Lincoln Green are already "concrete", need to protect our green / semi-rural status as long as possible, so to utilise current concrete areas makes sense.	Option 1	1
75	PO7 6EX	Option 2 is best as it has potential for future development around this site and Carpenters Field. Option 3 is second best. Very close to village centre and accessible. Option 1 - this is a bad option. It changes the character of the plots along the east of Hambledon Road. Plus it doesn't meet the 100 house minimum, which will then mean other sites have to be developed as well.	Option 2	1
76	PO7 6ND	Option 2 - the site is far better suited as this would affect the least people in and around the village.	Option 2	1
77	PO7 6XR	Small sites. Lets not add to the appalling mess at Carpenters. Option 1.	Option 1	1

78	PO7 6JZ	1) Thompsons Lane - OK with but smaller houses not just 5! 2) places such as Green Meadows possible to include in option? 3) Option 3 NOT preferred. 4) Option 2 - why another hall? Overall - split across two locations - not Option 3.	Does not specify	1
79	PO7 6JL	<p>Option 2 MUST resolve flooding in Anmore area which was not addressed by Carpenters Field development and has made Anmore Lane flooding far worse than before. Having attended the Neighbourhood Drop in on Saturday 12th October I would like to submit my comments. 1. My preference is for Option 1 as it is spaced development sites which can have appropriately sized and designed houses which fit in with the existing housing in the different specific locations. Option 1 will also help to spread any traffic issues as there will be not be just a single road accessing 100 new homes. 2. My major concerns are about all 3 developments as there never seems to be sufficient thought, planning and resolution to the existing infrastructure issues in Denmead. By this I mean existing issues with Doctors Surgery capacity, sewage system, flooding etc.3. If Option 2 is chosen I can envisage greater flooding problems at Anmore Road / Mill Road / Edneys Lane junction. This area has been bad for years and years as is partially due to both Whitehorse Lane and Edneys Lane being two of "Hampshire's Sunken Lanes". Water from the fields on either side flows off the fields and down the lanes, turning these lanes into rivers in bad weather. The flooding near Anmore Lane pond has been made WORSE by the Carpenters Field development, despite being assured that the developers of Carpenters Field would improve it!! Every time a new development is done on higher ground on this side of the village and ground is concreted over, the surface water flows down to the pond which then overflows and backs up to the Mill Road junction. My request is that PROPER flooding avoidance BE MANDATORY this time on the developers of Option 2, if it is chosen.</p> <p>I would like to add this data to my comments already submitted 14/10/24. In today's Daily Express (30/11/24) a list of the 9 'worst' hospital trusts in England named where patients have to wait the longest. They are :-1. University Hospitals Sussex NHS Foundation Trust - 579 patients, or 21.4% of the total 2. Norfolk &amp; Norwich University Hospitals NHS Foundation Trust - 168 patients, 6.2% of the total 3. Portsmouth Hospitals University NHS Trust - 162 patients, 6.0% of the total 4. Milton Keynes University Hospital - 113 patients, 4.2% of the total 5. Royal Free NHS Foundation Trust - 73 patients, 2.7% of the total 6. Barts Health NHS Trust - 72 patients, 2.7% of the total 7. Guy's &amp; St Thomas' - 70 patients, 2.6% of the total 8. King's College Hospital - 65 patients, 2.4% of the total 9. Lewisham &amp; Greenwich NHS Trust - 57 patients, 2.1% of the total.....end of list. This data shows the infrastructure problems just with "hospital services" in our area 1. Trust includes St Richards Chichester, Worthing and Brighton hospitals and 3. Trust includes Queen Alexandra, St Marys, Gosport and Petersfield hospitals. And I note that Winchester Hospitals are NOT on the worst 9 list !!!! I hope this data can be influential in our parish council discussions with Winchester about the number of additional houses they are demanding of Denmead.</p>	Option 1	1
80	PO7 6SU	Option 1 - not keen. Not enough homes, too high cost. Option 2 - preferred. Concerned about drainage in an already wet area. Option 3 - I struggle to see how this development is going to fit in the space allocated.	Option 2	1
81	PO7 6EX	Option 1 - There is a covenant placed on the land by the person who once owned our house which restricted any further development other than the houses that are already here. So no, I	Option 2	1

		DO NOT want Option 1 to proceed. They should stay as properties with large gardens, as per the covenant. Option 2 - what about infrastructure - the roads coping with all these extra cars. What about the GP coping with all these extra houses? Any bungalows being built for older people? This option seems the least "visible" to current residents of Denmead so Option 2 is my vote. Option 3 - I don't want more housing (?) the village, the village will cease to be a "village" in my opinion (could not read handwriting)		
82	PO7 6HF	I vote for Option 2. It's central and close to amenities, so car use reduced. With large site in one place, better planning for access and recreation areas. I disagree with Option 1 - smaller dispersed sites away from village centre. No decent bus service, sites not in keeping with large rural homes on large plots already in area.	Option 2	1
83	PO7 6HF	Prefer Option 2. Negative re Option 1 - not in keeping with the climate emergency, ie no bus service to speak of meaning much car use. Option 3 would also be OK - a close 2nd to Option 2.	Option 2	1
84	PO7 6SZ	If considering Option 2, please ensure a green space is kept between the new build and the existing houses south of the site.	Does not specify	1
85	PO7 6JD	Prefer Option 1 but Option 2 if needed but why? Who are these houses for? Build rate falling. Need to preserve village identity. Hands off allotments!	Option 1	1
86	PO7 6JD	Prefer Option 1. Save our allotments.	Option 1	1
87	PO7 6SZ	If Option 2 - consider a green space between existing houses on Anmore and new development.	Does not specify	1
88	PO7 4QS	All the plans lack the detail shown in relationship to neighbouring properties. It is important to safeguard the rural views as you drive through the village. Best option is to continue Anmore Road development. We are concerned that the merit of each site may be considered according to the number of responses received. This will not necessarily reflect the best options for the future of Denmead as a semirural community. To maintain this image it is important to see open green fields as you drive through on the main routes, not just a ribbon development. Thus OPTION TWO is the best solution.	Option 2	2
89	PO7 6NB	The village does not need £1million pound houses. We need a range to suit first time buyers and small bungalows for downsizing.	Does not specify	1
90	PO7 6SU	Option 2 - too many concerns about drainage. Option 1 - 5 x £1million pound houses, ridiculous! Option 1 - Lincoln Nursery would make sense if 40-50 houses and better access. Option 3 - very important to retain allotments and Harts Copse but better walking access to village if decent new paths. Split between Option 1 and Option 3 as long as allotments protected.	Options 1 and 3	1
91	PO7 6HH	Very much understand that houses have to be built and the small developments on small plots makes sense. The Thompson land with substantial houses are in keeping, not cramming town houses and terraces. BUT parking is required and CANNOT be ignored. Developers could install average speed cameras around Forest Road / Hambledon Road and we would soon be a wealthy community.	Option 1	2
92	PO7 6NW	Objection to Option 2 - we purchased a bungalow on Anmore Road adjoining this plan, and were not made aware this would be a possibility if this is approved it will force us to leave the village!	Does not specify	1
93	PO7 6NT	I prefer Option 1. I feel that Option 2 is another unnecessarily large development which is not appropriate in Denmead. Option 3 is too vague to comment upon.	Option 1	1

94	PO7 6NN	I feel Option 2 is the best due to being near existing development. My concern with Option 1 is doesn't meet 100. Option 3 currently too woolly. As an allotment owner aware of owls, bats, deer, badger, foxes, that would be displaced.	Option 2	1
95	PO7 6ND	Option 2 preferred, expansion for next stage growth. Need to resolve drainage issues.	Option 2	1
96	PO7 6ND	Option 1 does not offer all the needed housing and is a long way from amenities (no footpaths in places) so where do kids go to school? Option 3 will be the most visible change to the village, with large reaching ? For further development (could not read handwriting). Option 2 - in centre, near amenities, near other developments.	Option 2	1
97	PO7 6NZ	As residents of xxx Road we strongly believe that whatever option is chosen the issue of surface water and sewage drainage of which you are aware, should be addressed.	Does not specify	2
98	PO7 6ND	Option 2. Less disruptive to village / less visible to village and affecting less houses.	Option 2	1
99	PO7 6NB	As Denmead is likely to be asked to expand in the near future in addition to the current proposals, makes sense to go with Option 2 + 3 for sustainability and infrastructure, proximity to the village and a range of housing options / types.	Options 2 and 3	1
100	PO7 6LY	Option 2 is the best plan. More investment needed in local ? (could not read handwriting), schools, medical.	Option 2	1
101	PO7 6LJ	I am fiercely against Option 3. I am an allotment holder and am of the belief that this community asset should be protected.	Does not specify	1
102	PO7 6EA	I would prefer Option 1. Seems to have much less impact on the village and is what government always suggests, infilling small areas.	Option 1	1
103	PO7 6GA	Whilst one of the 3 options directly affects me, I can see pros and cons of each of the 3 options. Option 1 would appear to have less impact on the village landscape, and the addition of 100 houses would be "watered down" by being on 3 sites. However from what I could see, a plan of only one of those sites was displayed at the exhibition, and there was no overall map to show the position of the 3 sites in relation to Denmead village. Option 2 would appear to have less impact on the "look" of the village, and we were given plenty of information about the site and its position. However, I have one or two concerns regarding the developer. Persimmon aftercare on the Carpenters Field estate has been most unsatisfactory. It has taken 4 years to get an acceptance from Persimmon that the streetlights are inadequate, and they are only now installing drainage which somehow was overlooked originally. Considering the poor drainage of the entire area, putting further development in their hands could be disastrous. When the Carpenters Field estate was being built, much was made about the newts which were living in the strip of protected woodland. A newt fence was constructed. When I applied to Persimmon to access my garden from the rear, across a grassed area (NOT the woodland) to allow my landscapers to bring in equipment, I received a letter in reply stating that I would face prosecution if I as much as stepped into the woodland, for fear of disturbing the protected newts. Now, 3 years on, Persimmon plan to drive a road straight across this piece of land. Double standards if you ask me (and their contractors have been disturbing and killing newts in the drainage works this autumn.) The plans also show a community area (hall and car park) backing onto this wooded area. This is inviting unwanted access into that area, which would not happen if the boundary was the rear fences of houses. Option 3 Looks to be the most aesthetically pleasing development, with far more consideration given to community facilities - but where were	Does not specify	1

		the developers? Where were the plans of the housing areas? Why did it take me 10 minutes to actually work out where the houses were being built? I can only assume that this is not a serious proposal.		
104	PO7 6NA	Having lived in Denmead for over 20 years, having moved here to a 100 year old property (not a New Build) because we liked the semi rural location and despite more recent development (at the time) Denmead still had a Village feel about it. Since then even more development has been allowed and the population exceeds 7k, it is in Danger of becoming another Waterlooville. For all the above reasons I am totally opposed to any further development in the countryside or on Green Fields. However, I understand that Winchester District Council and indirectly Denmead Parish Council and in turn Denmead residents have been put in an impossible position by the New Government and a decision has to made. In the circumstances, I am selecting the least bad option which is Option 2, Carpenters Field, because there is already partially developed and it is closest to Denmead Centre.	Option 2	1
105	PO7 6NW	Objections to Option 2 - proposed access using existing Carpenters Way entrance, potentially doubling the number of vehicles already using this. Also potential damage caused by construction vehicles during development. The choice of builder for development, ie Persimmons. Many residents at Carpenters Field have had major defects / snags with their properties. And Persimmon's failure to deliver on contractual obligations, eg play area, village green drainage, adequate functional street lighting. We would like to offer our comments regarding Option 2, land behind Carpenters Field. We are residents of the Carpenters Field development, having lived here for 4 and half years. When we moved to Denmead, we did take the time to read the Denmead Neighbourhood Plan, and noted that there was a requirement for 100 more homes to be delivered. At the time, you were trying to use the flats created from converting commercial premises at The Spinney as part of that allocation, which meant that hopefully the extra homes would have less impact in the future. However, it appears that WCC did not accept this and we find ourselves facing the 3 proposals you have shortlisted. We attended the consultation events and did discuss the options with the developers that were in attendance, (no option 3 present). We want to object to Option 2 and would like to see the adoption of several smaller sites around the village that we believe would have less environmental impact and would fit in with the scene of the village, i.e. no more large developments such as ours. In addition, being a resident of the existing Persimmon development has given us a valuable insight into how Persimmon Homes operate. We moved in mid 2020 and originally thought the development would be an asset to the existing village, having trusted all the promises made by the sales team of Persimmon. However, as time moved on, this was not the case and to date, 4 and half years later, Persimmon have still not delivered on the conditions of the planning approval of providing a village green of an acceptable standard, preparing land for the play area etc. It was interesting to note, that prior to the consultations, there was a flurry of activity by Persimmon to resolve some of the very long outstanding issues, such as the street lights that never worked! At the village fete in August, I spoke to your Chairman in the DPC gazebo, primarily to discuss the poor quality and inadequacy of the so-called village green that was completely neglected by Persimmon. Kevin told me that the Council meets quarterly with Persimmon to discuss the outstanding issues from the planning application, which included the outstanding work to be done on the village green. He also told	Option 1	2

		<p>me that each quarter they repeat the same conversation because Persimmon simply promise to do the work but never deliver on their obligation. I think if you asked every resident on Carpenters Field if they would buy (or rent) another property from Persimmon, the answer would be a resounding no. Essentially, once the property has been sold, the aftercare is non-existent. In addition to the above, we are also very concerned about the increased amount of traffic which will pass by our house every day on what is already a busy access road . And will also add congestion at the junction of Anmore Road and Hambledon Road.The reason for this preamble is to implore DPC not to select Option 2, and most certainly not to work with Persimmon who you have first hand experience of their lack of commitment. They may be promising you and the Scouts their new hut, which is a very big carrot to dangle, but this should not be a factor when considering the 3 options that you have short listed. In summary, we favour Option 1 with the additional required homes coming from a revised Option 3. Their application outlined in the Denmead Neighbourhood Plan Site Options Document, originally quoted for 263 homes but was amended to 100 for the purposes of this plan. Therefore, there should be flexibility from both sides to amend the number of homes again, which if revised would satisfy the requirements of WCC's 100 new homes? This, we believe, is the best option for Denmead and its residents.</p>		
106	PO7 6JJ	<p>Prefer Option 2. My primary concern is the management of water. Today Edneys Lane / Whitehorse regularly floods and extra concrete means water must go somewhere. Ditches have disappeared so this proposal must consider where water will go and who is expected to manage it.</p>	Option 2	1
107	PO7 6UA	<p>Preferred Option 1. Smaller builders better, better location - unhappy how Persimmon have managed the bhid and handover of last development.</p>	Option 1	1
108	PO7 6ES	<p>Option 2 appears to be the beneficial in that it is the most accessible to the village and has many benefits regarding amenities to be added. My vote is for Option 2 Option 1 comments, Location The location for a mixed development is impractical for residents without personal transport. It has been confirmed that the bus services to Denmead are to be removed soon. Pedestrian access to the village centre is 1 mile from the Co-op and is a steep hill accent on the return journey. The single pavement is very narrow running on the opposite side of the Hambledon Road to the development. It is not suitable for older people, invalid scooters, children, and children on bicycles. The Hambledon Road into the village is an area were car and lorry drivers constantly ignore the 30-mph limit and HCC have confirmed that traffic calming for this area is out of the question. Residents at the bottom of the hill generally park on the pavement forcing pedestrians onto the road, into oncoming traffic. Not good for parents with prams, young children, or elderly residents. Increased Road Journeys The removal of public transport serving 100 homes in this location will mean at least 200 to 300 additional car movements per day, in/out of the estate onto the Hambledon Road, with most of them moving through the Village or parking in the village, for shops, schools, doctors etc. Lincoln Green Nursery The consultant's report for this part of the DE30 option has several issues that need further investigation. Aecon failed to mention that the original planning consent for Willow House is linked to the horticultural business and requires a change of use application. The site has been designated brownfield which I believe is incorrect this is a horticultural\agricultural site with a tie to the</p>	Option 2	2

		workers accommodation (Willow House) it should be designated Green Field. The number of environmental and amenity impact points made by the consultant have been underestimated in their effects and must be reassessed. My vote is for Option 2		
109	PO7 6NW	NO to Option 2 as too much development in Anmore Road and surroundings. Option 1 preferred. I object to option 2 as it would impact on our outlook and road would approve of option 1 or 3	Option 1 or 3	1
110	PO7 6NW	No to Option 2 as overdevelopments in area already at Carpenters Field and Baptist Church. Option 1 preferred. I do not want option 2 as area is overdeveloped all-ready and area is prone to flooding all-ready. More hard landscaping will only add to this. Prefer option 1.	Option 1	1
111	PO7 6LY	I consider Option 2 to be the best option for 100 houses under the current circumstances.	Option 2	1
112	PO7 6EA	My option would be Option 1 as this represents a much more natural infilling of smaller sites that would be a better fit for the village.	Option 1	1
113	PO7 7SZ	Option 1 - My preference for this proposal would be for smaller developments, and this is due to the fact that larger developments are being built not only in Denmead but very close by in Waterlooville.	Option 1	1
114	PO7 6ND	Having viewed the exhibition staged in Denmead Community Association Hall on 12-10-2024, I wish to register my preferred Option for the neighbourhood plan as detailed on Denmead Parish Council website as Option 2, site DE11. This site has the best access to the village centre and the local bus service and is therefore more suitable for first time buyers and low cost housing, residents of which may not have personal transport. It also has been partially developed already with housing at Carpenters Way etc. I believe Denmead has had more than its fair share of development over the last 35 years or so and would prefer no further development at all but I also realise that this is a central government imposition that Winchester DC can do little about other than ask for residents opinions and try and meet those wishes.	Option 2	1
115	PO7 6LY	Thank you for organising the open days to allow residents to view and discuss the three options for further housing development. It was extremely informative and helpful in deciding on the options. Option 1. This option, across the various sites, would provide at the most approximately 50 houses. (The drawings show higher numbers than the rep at the open day said they wanted it build so the total could be even less). Even if it's fifty, this total is only half of the target number required and therefore I think on this point alone it should be rejected. In addition, I don't think access via Thompson's Road is suitable for a further (up to) 15 houses - the road is narrow, making passing cars difficult as it is. Furthermore it's quite a long way to walk to the village centre so the journeys would undoubtedly be by car, thus increasing traffic. Hardly environmentally friendly. Finally being a combination of small developers there will be no opportunity for meaningful investment by the developers in new facilities on the village. Option 2. This option is my preferred option. It is in a location close enough to the village centre to allow residents to walk to the shops and bus stops. It is adjacent to the successful Carpenter's Field development which has a similar number of houses on it and indeed is being proposed by the same high quality national house builder. Access through the Carpenters Field development is impressive. I think the southern boundary should be considered with sympathy towards the houses on Anmore which back onto it. This option would also provide a very easy route to accommodate a further 30-50+ houses on the same field when the inevitable next requirement for extra housing is placed upon us from the	Option 2	1

		<p>disaggregation of the Winchester target from the new national government. We need to be able to respond quickly to ensure we have a plan in place and we don't find ourselves at the mercy of rogue development requests similar to ones we've had to fight recently to build on land designated as countryside just outside of our village plan. Finally the developer appeared committed to investment in new facilities (although we probably have more pressing needs than a new scout hut) in the village. Option 3. This plan is generally acceptable to me but I think it has a number of shortcomings that I do not like. Building on two parts of the field on Hambledon Road in full visibility of everyone passing by would be unfortunate. Also putting further houses behind the allotments seems to be a strange place to build houses. Furthermore a long length of new roads is required to build on the three separate areas which seems an unnecessary covering of fields with tarmac. But the developer is another quality house builder and the final build would no doubt be of a decent standard. They would also invest in some new facilities for the village.</p> <p>I previously made some comments soon after I went to one of the open evenings but I wanted to make sure that my preferences were known to you. My strong preference is for Option 2. It is the most deliverable option to achieve the 100 houses required of Denmead and also offers further expansion when the inevitable further houses are required in the future. Access to the field is straightforward and whilst being less obtrusive to say Option 3 it is probably the nearest to the village centre without the need to drive. Option 1 does not deliver the 100 houses and is a non-starter. Option 3 is feasible but is so obtrusive with the field immediately off the main road plus another field behind the allotments being ploughed up. The area immediately around the woods should be preserved as much as possible. Many thanks for your efforts on this important programme.</p>		
116	PO7 6NA	<p>I attended the exhibition at the Community Centre on 11th October, and viewed the various site options. I have the following comments. Option 1 This site is some distance from the village centre and up quite a steep hill, meaning it is very unlikely that people would walk to the village, especially to the school with young children. The plans shown at the exhibition did not provide the required number of houses meaning other sites would also be needed. Option 2 This would seem the most obvious choice as it is near the village centre and its facilities, meaning car use would be reduced. Option 3 There was no-one at the exhibition representing this site and it was unclear what the plan actually involved. My preferred choice would be Option 2.</p>	Option 2	1
117	PO7 6NA	<p>I attended the exhibition at the Old School on 11 October. I have the following comments related to the options as follows: Option 1. Lincoln Green and The Oaks and Thompsons Lane. The suggestion exhibited showed around 36 houses in total. I'd regard this as someone who didn't read the question. The requirement is for 100 houses. 100 houses in this location would look cramped compared to the nearby houses in Hambledon Road, Uplands Road and School Lane. They would be out of place, not suitable to the location. The occupants of these houses would not walk to the village as the walk is quite a distance and up a steep hill. This location would create a lot more congestion in the village at schools and in the carparks at the centre. This location for this many houses is unsuitable. Option 2. Land next to Carpenters Field. The area for this proposal is a short walk from the village centre facilities and the schools. There was green space and it seemed that it would be in keeping with Carpenters Field which I think looks good. I would vote for this option. Option 3. Land</p>	Option 2	1

		opposite to Glasspool. It was a shame that the developer did not attend in order to explain their proposal. It seemed that there were green areas as well as three housing areas although this was my interpretation of the diagram. I would not vote for this option. My preferred choice would be Option 2.		
118	PO7 6NY	In my opinion option 3 would be a tragedy for Denmead and any pretensions it has to be considered a village. The proposed development covers a large area which is currently the only piece of rural land that can be seen north of the Hambledon Road when travelling or walking along that road. In fact it strikes me as quite hypocritical to oppose development south of Forest Road on the basis of maintaining a rural character whilst proposing just such development on the last remaining piece of greenfield north of Hambledon Road. Furthermore this vast area which stretches behind the cemetery over to Kidmore Lane would before long no doubt be fully developed once a few houses had been built on it, creating a Berewood like complex on this side of Denmead which would change the character of the area forever. Once you add a large housing estate to the proposed solar farm and the Aquind substation, you have a developed area almost half as big again as the size of the area currently covered by the settlement boundary. My objections to Option 2 are that it proposes the loss of another greenfield site in a rural area that has just recently been developed. In addition the proposal is to build 100 houses on a site which can hold a further 138. I am quite convinced that once 100 houses have been built there it will be swiftly followed by a further 138 houses until the site is saturated. It is depressing to see green fields disappearing almost annually from this supposed rural area. Furthermore, although I recognise the practicality of having an access road through the Carpenters Field estate (& I would be very sorry indeed to see any further vehicular access onto either Tanners Lane or White Horse Lane) the implications of the traffic produced by a further 100, if not 238, households on the families currently living along the access road are very significant. They bought houses in a small housing estate where children can play safely outdoors only to find themselves living on a large housing estate which has more than doubled in size with all the traffic implications. I believe that the most sensitive and most appropriate way of meeting the required housing allocation is through the small sites option, Option 1. It proposes the development of mostly grey or brown field sites rather than greenfield sites. The sites are discrete and tastefully designed to merge with what is already in the area whilst still proposing a range of housing. The impact of the additional housing is easily absorbed into the surrounding area without altering it significantly. I believe that small sites are the least intrusive, most compatible way of meeting the requirements for additional housing and I would much prefer to see a number of small sites across Denmead developed before any more large green fields are destroyed. I would like to support Option 1.	Option 1	1
119	PO7 6FX	I attended the public information session on Saturday. It was very helpful to see the plans that were there and talk to representatives. I didn't complete a slip at the event as I wanted to think about it for a few days. I think the smaller plots, Option 1, is too risky. They only account for 50-60 houses and I read that Winchester could then choose where to place the rest. I am totally against Option 3. The developer did not seem to understand that Denmead is a village in the countryside. This site would end up with the development of three fields and use about five times as much land as Option 2 for the same amount of houses. Denmead is not a town that needs landscaped walkways. The Greenways provide	Option 2	1

		plenty of paved walking and the woods and fields provide country walks. Option 3 looks like something that belongs in a town and would destroy most countryside. The plan didn't show anything about the houses, other than they would be built on the yellow parts. This wasn't helpful. I think Option 2 is the most suitable. The road infrastructure is pretty much there already and the houses are close to the village centre. The houses would be in keeping with the ones on Carpenters Way. There would be less impact on the countryside.		
120	PO7 6ND	Please note my vote is for option 2. My vote is based on the fact Carpenters Field is already a recent development site and as such the majority of people who live there will be newcomers to Denmead and will presumably be more in agreement to new homes being built, having benefitted themselves, rather than longer term residents who treasure the current arrangements around their dwellings, and purchased their homes based on that.	Option 2	1
121	PO7 6LR	I attended the meeting on Saturday afternoon and like Option 1 the best. Please can I vote for option 1.	Option 1	1
122	PO7 6NF	Firstly, the Steering Committee have put forward three (3) recommendations out of an original list of nineteen (19). I don't accept these final 3 as there are other areas within the Denmead area that, in my view would be better served as potential areas for development versus proposed areas. For example I think greater pressure should be placed upon Hampshire County Council regarding the availability of the Green Meadows plot for redevelopment, along with parts of Parklands in Forest road. Also one of the criteria for removing certain sites from the 'shortlist' was the risk of flooding or the existing presence of flooding and one of the final options, (3) is a flood area, and as such the fields opposite Glasspool flood each year, so why was this selection included? Having said that, and taking into account the only submitted options from the Steering Committee, my views are as follows: Option 1 - smaller sites including Thompsons Lane, Hambleton Road, (Lincoln Nurseries and The Oaks). The challenge I see here is even though the neighbourhood would like smaller developments, the builders are not interested. Smaller sites, making up the total required number of dwellings to be built, (100), don't add up to the what the developers and / or current landowners actually want, so not sure if this option warrants being considered unless they can actually develop 100 homes to suit the sellers, developers and neighbourhood, or have Winchester climb down from their demands of 100 dwellings to be built? Personally, I think that if a local resident wants to sell their current plot, for development, then they should be encouraged (as opposed to discouraged), to sell and develop their land and not penalised just because the landowner only wants fewer houses than Winchester demand. After all Winchester don't live in the village! Not sure where where in this option any affordable homes would be included, or indeed if the existing road infrastructure could cope with the additional traffic either. Option 3 - Hambleton Road, opposite Glasspool. This option is the most disruptive in my opinion. It is currently a set of fields, with natural habitat, and hedgerow's, grazing for sheep and cattle, with roe deer and a plethora of other wild animals including badgers, foxes, red kites and others. It would mean creating new roadways, losing fields, and with the proposed new development, requiring major road access off an already very busy B2150 road with difficult line of sight. This site would also border several grade two listed buildings, of which have been part of Barn Green since 1680! A real shame to see this part of Denmead, alongside new houses, social or otherwise with the demise of green spaces and open	Option 2	1

		fields of natural habitat. This site would have to cope with above ground power cables that already exist in the vicinity, so present an eyesore for any new owners of the proposed dwellings. Option 2 - Extension to existing Carpenters Field- With this development, it's probably the closest to the village centre, and already has some infrastructure already developed (roads, drainage) etc. Even though there would still be some loss of green space, including fields, even though these fields also flood, the overall Carpenters site and any extension of such, would be better suited to the village on an overall plot perspective. Any extension to this recently developed large plot would be more in keeping compared to the other two options selected as the whole site would indeed be new. Having said that though, some of the recently developed houses on Carpenters Field don't look new as their condition has deteriorated in a short time already. In summary, none of the final submissions have any real positives for Denmead, but if choosing, the lesser of the three (3) evils would be Carpenters Field, but as previously mentioned, I think a greater push back to Winchester and Hampshire County Council regarding existing brown field sites within Denmead should be more aggressively encouraged (vs losing green spaces).		
123	PO7 6EH	I would like to voice my concerns on the number of houses needed! Denmead does not need any more houses and the council should be refusing all new development. We don't want any more. If we have to have any more houses then Option 1 has the least impact in my opinion and that would get my vote.	Option 1	1
124	PO7 6LY	I would like to confirm that I select option 2 from the proposed plan.	Option 2	1
125	PO7 6ND	We seem to have no safe havens from relentless planning application, some of which are ridiculous. My preference is for option 2. My worry is that we are heading for a situation where GB will be incapable of growing or grazing anything. Every building site is a carbon monster. There are countless unused old commercial buildings that have been empty and not cared for. If they are empty and in decay for 10 years the Gov / LA should be able to develop them FOC. After looking through the options, and trying to decide what's best for ourselves and the village, I am voting for option 2. It's close to the village centre, amenities, transport, doctors etc., and less impact on the rural parts of Denmead. Also access and disruption are reasonable.	Option 2	1
126	PO7 6LU	After attending some of your meetings and reading through the choices available, we think that option 2 is the most logical choice a. The infrastructure is already partially in place as an extension of the Carpenters Field Development. b. It allows much safer access. c. It is central for the village being near shops, medical centre, schools and has a more regular bus service than the other two options.	Option 2	2
127	PO7 6EA	Firstly thank you for the opportunity to consult on the neighbourhood plan. Secondly a vote of thanks to Paula Langford-Smith for her determination in ensuring that Denmead was considered properly in terms of housing allocation. In short my response can be summed up as follows: Option 1 (small sites within the Parish) with housing numbers delivered under this option to offset Option 2. Option 3 is hideous in terms of environmental impact, loss of rural heritage and poor architecture. In particular, it's likely impact on an ancient woodland (which I would argue is of national importance). My rationale is as follows. 1. Option 1 is effectively use of a (number of) brown field site, Option 2 (Winchester College Owned) is a green site currently farmland and reducing the impact on this green site in terms of reduced density sits easier with me. 2. Option 1 will be delivered by a local	Option 1	1

		<p>developer who is far more invested in the local community and rural heritage of the village. Option 2 is being delivered by a large corporate structure who have failed to deliver on their promises of managing green spaces on Carpenters Field and by their own admission (Persimmon representative on the day) their moral compass towards the environment is not set and they will only do the minimum as required by legislation. 3.Option 1 retains the sense of the village, and ensures less impact on green space and developed by a landowner and builder who care. 4.Both options will build sustainable homes. 5.Intuitively Option 1 likely not to impact on flood risk. However, more broadly I am concerned that the neighbourhood plan does not do enough to recognise a number of environmental issues and whilst the plan itself is not necessarily the place to raise such issues in detail, planning of development in Denmead is inextricably linked to the following (not an exhaustive list): a. Hampshire Local Nature Recovery Strategy (LNRS) b.National strategic initiatives such as 30 by 30 (the requirement to protect 30% of the UK for nature by 2030) and the 25 year environment plan. c.Other initiatives/legislation such as Biodiversity Net Gain (BNG) and nutrient neutrality. d.Requirement to further the statutory purposes of the South Downs National Park Authority; particularly with nature recovery and net zero ambitions especially as the pressure on the National Park, its habitats and nature, will increase as the population of Denmead increases. As someone who has lived in Denmead for 24 years I am witness to the increased sense of nature that the halo effect of better management within the National Park has given us. This includes increased sightings of cornerstone species such as Birds of Prey (Red Kites, Buzzards, Sparrow Hawks, Kestrels, Tawny and Barn Owls) bees and the trees of our Ancient Woodland (Harts Copse/High Wood - which, despite being privately owned, has come under sustained damage over the past few years). As such I would like to see a lot more about how we as a parish will provide leadership within a collaborative working framework to: 1.to ensure that our plan is coherent with LNRS. 2.to ensure green links and nature corridors are maintained and created joining Forestry England (FE) Crown Lands with private land 3.to ensure BNG credits benefit the local environment 4.to ensure Denmead helps deliver national targets on nature and climate 5.to ensure rural heritage is protected and rural issues are championed (farming with nature) 6.to achieve national protection status as an ancient wood for Harts Copse/High Wood 7.to ensure that, developers, land owners (private or FE) public bodies work together to ensure that the South Downs National Park Authority's Statutory purposes are furthered. I have copied our local MP (whom I know is alive to rural and environmental issues), a colleague at the South Downs National Park Authority (with whom I think a relationship needs to be created if one doesn't exist already) and the warden of Winchester College (as a significant private landowner in Denmead and a college which does a significant amount of conservation work with the Hampshire and Isle of Wight Wildlife Trust I would hope they understand the need to balance development with nature and can help us maintain our rural setting and help nature recovery too). Option 1 is clearly the best vote for the village. I don't want us to become another Waterlooville and look like 1 large housing estate with no local character or house styles. No more big house builders!!!</p>		
128	PO7 6HW	My preferred option would be Option 1, as there are 36 proposed dwellings on one site (Lincoln Green Nursery) and a few others nearby, and there seems to be a good mix of housing, including bungalows. In addition, and thinking realistically, I think it may be	Option 1	1

		sensible to develop part of Option 2, or Option 3 to reach the 100 or so proposed homes. Options 2 and 3 are large in area and if either of these proposed sites are developed as a whole, it would make this area of Denmead very dense and overcrowded; not to mention what it might do to traffic on Anmore Road/Anmore Lane, which is currently a rat run and dangerous as cars speed down there, around the bends, as they leave the village. This part of Anmore Road is particularly dangerous to pedestrians and horse riders, as it is quite narrow and there is no footpath, so any increase in traffic would be a problem. I therefore feel a small development of 60 or so homes might work, as long as access was away from Anmore road, so this area does not become even more congested.		
129	PO7 6YS	My husband and I came to visit the open day last Friday. We appreciate the opportunity provided to review the different options and cast our vote. As such, we would like to vote for option 1. We feel the smaller sites best fits with Denmead and its needs.	Option 1	2
130	PO7 6EX	Our preference is for option 2 DE11 the land next to carpenters field. As this is more central to the village, as our village gets developed as it has been over the years the area increases and boundary's get stretched and sooner or later our village will become a town, houses can be built without the need to squeeze as many into an area as possible so give the houses a bit of space .If you look at the recent development in Waterlooville as you head towards the recycling centre [tip] you will see the desperate need for parking of residents cars there.Option 2 has plenty of space to build a nice house with a nice garden and parking for a couple on cars. like it or not we are a commuter village so most of our residents have to drive to work. I appreciate that a developer will want the highest return for their development but it doesn't mean that we as residents have to live in a shoe box to please the government's demands. Secondly with this development we are more likely to get something for the village as part of the package. what we mean is 100 houses anywhere will impact our schools which are already full. It will impact our health centre which is already overstretched. We would be adding 400 [2 adults and 2 children average per household] extra people to our schools and health centre. With a larger developer you have a chance of them doing something more for the village as part of their permission. This could be a new health centre and Option 2 has this space without restricting the amount of houses. Pick count this as 3 votes from 3 residents of Denmead.	Option 2	3
131	PO7 6NY	Having attended the presentation, I believe the small sites option 1 is the most sensitive and most appropriate way of meeting the required housing allocation. It proposes the development of mostly grey or brown field sites rather than greenfield sites. The sites are well designed to merge with what is already in the area whilst still proposing a range of housing. I believe that this option is the least intrusive, and the best way of meeting the requirements for additional housing and I would much prefer to see a number of small sites across Denmead developed before any more large green fields are developed. However I note that the current small sites under option 1, would not meet the 100 house requirement of Winchester City Council. Why therefore, have other smaller sites not been brought forward to allow development to meet this criteria? Is the Parish Council manipulating the narrative to push option 2, where a relationship appears to exist with Persimmons who developed the Carpenters field site that adjoins the land proposed in this option? My objections to Option 2 are that it proposes the loss of another green field site in a rural area that has just recently been developed. In addition the proposal is to build	Option 1	1

		100 houses on a site which I am sure can hold more, and as such if built on it wouldn't be long before even more development takes place on that site. I am opposed to option 3. The proposed development covers a large area which is currently the only piece of rural land that can be seen north of the Hambledon Road. This large area which stretches behind the cemetery over to Kidmore Lane and beyond would before long no doubt be fully developed once a few houses had been built.		
132	PO7 6NW	We Believe that the option two area that is under consideration by persimmon homes is not a viable option or fair within the Denmead neighbourhood plan. We have already had the whole carpenters field estate built and all the promises that were made about sorting out drainage et cetera have not been fulfilled. If the new estate is considered with an entrance through the car park that was given to us via The last development for carpenters field we will also lose that. Now we have the solar farm being built further up anmore Road and Edneys Lane. Which will bring further disruption and further unfairness to the balance within Denmead. I feel it it's only right and proper to place the new development at either option one or option three for fairness within Denmead. Option 3	Option 3	2
133	PO7 6EU	Thank you for the opportunity to see each option and to Paula and Kevin for fielding so many questions for the village. Option 1: Pro: Smaller estate, dispersed across 2 sites (The Oaks and The Nursery counting as one). Con: Land owners do not wish to build enough houses to meet the requirements. This will ultimately mean the village will loose more green spaces to meet the requirements. There is no suitable footpath for either site and the access onto Hambledon Road is treacherous. The example of using a Hambledon style traffic calming system would in effort turn Hambledon Road into a one lane street. While this would certainly slow traffic it would also become a bottleneck and area of congestion, encouraging traffic to speed either side of it. Option 2: Pro: Expanding the new estate, in keeping with existing housing developments. Room for future expansion, which will eventually be pushed onto the village. Does not remove the village image due to its location from the main road. Assistance in reducing flooding due to the water management within the new estate. Con: Amore road junction traffic will be increased. Additional flooding if drainage system not correctly installed. Option 3: Pro: Green spaces between the development. Room for expansion. Cons: Massive loss of the village iconic setting. The fields and trees on the winding Hambledon Road are beautiful and supporting the local farmers. The farmers and livestock are what keep the village part of being the village. The location has flooding problems and while the development has been strategically placed to assist with the concerns there will likely be an impact. In order of preference: Option 2, Option 1 & Option 3.	Option 2	1
134	PO7 6EA	Option 2 - known developer and was location back at time of earlier plan. Option 3 - xx. BR150 is already a busy road on entering Denmead from Hambledon. Some sharp bends near Glasspool. In addition avoiding this site retains the rural aspect when entering Denmead from Hambledon.	Option 2	1
135	PO7 6EA	Option 2 - next to Carpenters Field, all the services (water, gas electrics) already in place. Persimmon known developer and can be held to providing scout hut or other benefit to village. Option 3 - xx. When Frenchie's Field was built, Glasspool was flooded.	Option 2	1
136	PO7 6PA	I feel that smaller developments would be more beneficial to the village whilst meeting the target homes. Giving a developer a foothold to expand will ultimately be detrimental.	Does not specify	1

137	PO7 6QB	Have an allotment and that is very important to me. Don't want to lose it. Also still need land for manure heap and access to remove green material. Prefer Option 1.	Option 1	1
138	PO7 6HR	Option 1 seems the most ideal. Option 3 seems a little worse. Option 2 is a nonsense. Option 2 will create chaos for surrounding roads - barely more than single tracks.	Option 1	1
139	PO7 6ER	Can we have a total on CO2 for this build broken down into Scope 1,2 and 3. Total embodied carbon for the sites?	Does not specify	1
140	PO7 6HS	Option 2 - Persimmon. We will gain more potential community benefits from one single developer / site. Closer to village shops / services, therefore more likely to encourage people to walk to shops than drive.	Option 2	1
141	PO7 6HR	The current infrastructure of the village is struggling to cope as it is, so the only viable option is Option 1, which will have less impact on existing struggling services. Option 2 uses very valuable green land, ie social amenity, mental wellbeing and carbon capture. Option 1 please!	Option 1	1
142	PO7 6EU	The benefits and disadvantages of each option depend upon what type and size of houses will be permitted and granted to be built by the council. If only 2-3 bedroom semi and terraced affordable housing is to be built, these need to be built in areas of similar standing such as the option 3 carpenter field area near the new housing estate which is closer to the village centre with easy walking access to doctors, shops and buses etc. If larger 4 bed and above detached houses can be built these suit the area where option 1 sites are situated as the area is predominantly large 4+bed detached houses. Smaller affordable houses will not be in keeping with the areas surrounding houses and streets, together with the lack of footpaths and accessibility for children to walk to the village and buses from this area. It is safer and would be better at carpenters field near the new housing estate. Option 2 has isolated pockets of houses which breaks up the development however the sheep field is an iconic green field that makes you smile when passing and would be a shame to develop it. This area favours semi and detached bungalows but also neighbours newer housing in st George's road, however this side of the road would primarily suit detached large houses again as the st georges estate is covered by trees and hedges next to the road. Option 3 is next to an existing new estate so affordable house types would directly be in keeping, as I assume a similar housing mix would be built as previous. Extended green and SANG areas would be essential to be included in this area as the 2 new estates opposite sunnymead avenue and berewood estate in waterlooville have had extensive green areas with easy footpaths which are very enjoyable all the way through to purbrook. These SANG and other green areas with offroad footpaths that are easy to walk and run on are few and far between currently in denmead, which I found very surprising, as a country village I thought there would be walks and footpaths meandering through the countryside but most are difficult to walk on let alone run or cycle on or are just on the road.	Option 2	1
143	PO7 6JU	I would appreciate some feedback on the following questions please. 1....You've mentioned on the FAQ's that the land that was the green Meadows Care Home hasn't been allocated for development by the owners. As Hampshire County Council owned the home, I would assume they own the land. Has anyone on the council contacted HCC and asked the question as to what they intend to do with the buildings or land? 2....Option 3, DE09. There is no mention of flooding on the eastern part of this land which floods every single year. Probably 2 years ago now, there were contractors out in the field digging several large holes and	Does not specify	1

		<p>installing water table measuring equipment. When I asked them who had instructed them to dig the holes, they thought it was the Denmead PC as they thought they were looking to extend the cemetery and wanted to know whether it was subject to flooding. Can you tell me if that is true? If it is, could you provide the data that's been analysed from these holes? I would also like to know why this isn't mentioned in the Neighbourhood site allocation notes as this affects part of the site definition for DE09. 3.....Again DE09, I read in a document that Winchester College were going to provide the Parish Council with land adjacent to the cemetery but would reconsider that offer should they not get planning permission. Can you confirm whether or not that is true please?</p> <p>4....In the Site Allocations document, the details for certain plots state such things as High Landscape and Visual sensitivity. Could I ask for more details as to exactly what those statements mean? Also which policy document would have planning policy definitions that cover these statements? 5....I can't find out anywhere what the chronology of event are. I know there is a meeting this Friday but could you provide more details about when the votes will take place for the site allocations, when the referendum for the New Neighbourhood Plan will be and what the parameters of the voting be? i.e. if one site gets the most votes but doesn't make the allocation of dwellings required, is the second highest vote then also accepted or if the second highest vote provides more than the allocation required, if the highest number of votes go to the allocation that provides less than required, will that get replaced by the one with less votes but a higher allocation of houses? Much appreciate the work being put into this.</p>		
144	PO7 6ND	I vote for Option 2 – DE11 – Land North of Anmore Road next to Carpenters Field (238 dwellings but part development to deliver 100 dwellings) Total 100 dwellings.	Option 2	1
145	PO7 6NN	<p>Option 1 - This is a non-option, as the steering group minutes state: "If Site Option 1 is chosen, then there will be a shortfall in dwellings, and it will be rejected by Winchester City Council." This is clearly "the peoples favourite". Low density, executive housing "in keeping with the village". What's not to like. I don't really understand "in keeping with the village"... it basically translates to "keep the riff raff out". However, as someone below the age of 50 and not of the baby boom generation, I sympathise with the struggles on getting onto the housing ladder. Where is the affordable housing option for the future generations? They need active help, not just landlords buying housing to divide up into flats and rent out, swallowing up any available car parking. However, from a bad lot, I prefer option 1. Option 2 - Surely lessons from dealing with Persimmons should have been learnt already with the Carpenters Field development. Persimmons have one objective – put up housing as quickly as possible, and move on. They are green washing their proposal. Just look at how long it took for the handover of the Open Space Project to the north of Tanners lane. They are a construction company, and they had next to zero interest in completing the site to any standard. Its just sacrificing a green field (you know, because nature doesn't live in a green field), building a naff path around it and digging a could of holes in the ground, and making it look good in promo material. All the gravel is washing off into the road, blocking up the surface water drains. Choose Persimmons at your peril, they will be a nightmare. And they won't care because the will have moved on before you know it. Option 3 - What a disaster of a presentation. I'm none the wiser.... It looks like lots is being built to improve the village and its infrastructure.... But lacks any details about where housing is going to be built. As an allotment holder I object to this option.</p>	Option 1	1

		<p>They seem to be promising the earth.... Extending the allotments, extending the cemetery, building cycle paths. So where on earth are the houses going? Also a non-option. Options 1 and 3 are misleading. Option 2 may be the most truthful, but you can't trust what Persimmons promise. People keep saying "it's already been decided". I don't know which option they are referring to... I presume Option 2. However I likewise have zero faith that comments will be listened to. The steering board and council have no doubt already formed their conclusions, this is a paper exercise. So my response is anticipation of the future feedback "if you don't get involved with the consultation, how can you object now?" Well I am getting involved with the consultation. From a bad lot, I prefer option 1. I am also not understanding why the public perception is we are "voting" on the 3 options. There is no vote.... Just expressions of interest to a steering group, who will; present to another group (DPC), who will present to another group (WCC). The vote as I understand it is on the final neighbourhood plan...! Which will be presented as "either vote for this as DPC have had input, or Angela Rayner will be deciding where the houses go!" So of course everyone will vote for it because they don't want central government dictating where the houses will go with no opportunity to object.</p>		
146	PO7 6UN	<p>Q.1 I have viewed the plans at the public meeting. Will those plans on view at the meetings for the development of all options be what is actually carried out or are these plans illustrations only, and the areas could be developed in a very different way?</p> <p>As a resident of Denmead for over 40 years my comments on each option are as follows: Option 1 - smaller sites including Thompsons Lane, Hambledon Road, (Lincoln Nurseries and The Oaks). These proposals, I accept do not meet the housing need as required by Winchester City Council going by the plans which have been put forward at the presentations. However, I feel that Denmead would like smaller developments. Surely someone who owns, or has an interest in land, should be entitled to build what they want, subject to planning. I would have preferred to see more small developments to make up the number. I appreciate that this would not have any 'benefit' to the village which would probably only come from large developers/land owners. However, consideration should be given as to what is more important smaller sites or more 'benefits' to the village. Both the owner of Lincoln Green Nursery and The Oaks wish to retain and live in their current properties and if I were in their place, I would want to see my plans carried out for the site, not a dictate to squash in as many in as possible. Option 2 - Extension to existing Carpenters Field- this development, is probably the closest to the village centre. My understanding was that the existing development was only the first phase and it was always going to be added to in the future, and added to again. The roads and infrastructure are already in place to facilitate further development. Even though there would be some loss of green space, the overall Carpenters site and any extension of such, would be better suited to the village on an overall plot perspective. The fields may flood, but most of Denmead has a surface water problem due to being in a valley and on clay soil. Any development should take these concerns into consideration. Any extension to this recently developed site would be more in keeping compared to the other two options selected as the whole site would indeed be new. Having said that though, I am aware that property owners have had some problems with poor quality construction, drainage and flooding– but this is obviously a builder's issue rather than anything else. Option 3 – Hambledon Road, opposite Glasspool. This option is the most disruptive in my</p>	Option 2	1

		<p>opinion. It is currently a set of fields, with natural habitat, and hedgerow's, grazing for sheep and cattle, with roe deer and a plethora of other wild animals including badgers, foxes, red kites and others. It would mean creating new roadways, loosing fields with wonderful views of the countryside, and with the proposed new development, require major road access off an already very busy B2150 road with difficult lines of sight. A real shame to see this part of Denmead, alongside new houses, social or otherwise with the demise of green spaces and open fields of natural habitat. It is one of the few areas in the village which is still currently farmed. Those farmers face an uphill struggle on a daily basis and it would have an impact on their livelihood. I can't think of any other fields in the area which are actually used for farming. The rest appear to be dormant, perhaps producing some silage, waiting for someone to give them permission to develop. This site would also have to cope with above ground power cables that already exist in the vicinity. It is also home to a thriving and much-loved allotment community which has been in existence since the 1890's. Whilst they now deal with damage from wildlife, how much more damage would be created by noise, pollution and the lack of being in the countryside. Also, one of the criteria for removing certain sites from the 'shortlist' was the risk of flooding or the existing presence of flooding and this option is a flood area, and as such the fields opposite Glasspool flood and become waterlogged each year. One final point – this is the only area close to the village centre with sufficient open space to allow the air ambulance to land. I have personally seen it land in the field between the allotments and the woods on two occasions when there have been accidents in the village centre. In summary, all of the options have issues, but I realise that the village has to take its allocation and I would propose Option 2 Carpenters Field, but for the next allocation which will inevitably come close behind this one, then a more spread of smaller sites across the whole of the village would be a preferred option, irrespective of what the village may lose in benefits.</p>		
147	PO7 6HB	<p>My input is that either options 2 or 3 (DE11 or DE09) should be chosen. Option 1 is too far from the centre of the village and less easy for residents to walk to and from shops and services in the village centre, as well as being restricted in terms of size of long-term development, whereas the other options are better placed for additional later housing expansion. My preference would be for Option 2 (DE11).</p>	Options 2 or 3	1
148	PO7 6QD	<p>I hope that I am not too late to cast my vote, but I would like to vote for the Option 1 as my preferred option please. I don't think the big sites are the best for the village.</p>	Option 1	1
149	PO7 6ES	<p>We have the following observations to make: Our personal choice is for Option 2 – use of land next to Carpenters Field. 1. We support Option 2 because (a) The site has close proximity to Denmead Village Centre for access to shops, school, health centre and church. (b) It has the least impact on how Denmead looks and feels as a "village". (c) It is the best site to extend for further housing if an extra requirement is placed on Denmead. (d) Walking and cycle access to the village centre could easily be part of the planning design. (e) The single development reaches the target number of houses required. 2. We oppose Option 1 because (a) It is significantly distant from the village centre at nearly one mile. (b) Will have obvious problems with the speed of traffic (and hence access) at the west end of Denmead (a traffic speed survey I carried out some years ago showed the average speed of cars along this part of Hambledon road was greater than the speed limit of 30mph). (c) There is no pedestrian access/pavement on the</p>	Option 2	2

		<p>north side of Hambledon road (and by the way the pavement on the south side is in poor condition and is significantly obstructed in parts by boundary hedging). (d) There is no cycle way or likelihood of a cycle way being created to enable residents to access the village by this means of transport. I have cycled along this part of Hambledon road many times, and family have run along the pavement/road and can attest to the speed and hazard that speeding traffic causes. (e) The combined development does not reach the required number of houses, which means additional development would also be needed elsewhere in Denmead. (f) Additional housing cannot be added to this combined site so it is inevitable that further development to options 2 &amp; 3 will have to occur at the same time. (g) Although Lincoln Green is a designated brownfield site, building at this spot not only actually causes ribbon development but also changes a single “agricultural dwelling” into a housing estate – something of an own goal for this process. 3. We oppose option 3 because (a) it would have an enormous impact on the visual quality of the “village”. One of the most obvious attractive rural aspects of Denmead is the sight of sheep grazing on meadowland opposite Glasspool. Loss of this visual amenity would consign Denmead to the mass of other grey and faceless housing development “villages” in Hampshire! (b) However in respect of its proximity to the village centre and hence shops, school, church and health centre Option 3 is preferable to Option1. (c) Also in favour of Option 3 over Option 1 is that the number of required houses can be accommodated without recourse to additional development elsewhere in Denmead. (d) The builders plans were very vague and it was impossible to assess whether pedestrian and cycle ways could be incorporated in their development.</p>		
150	PO7 6TL	<p>We attended the exhibition of the site proposals, for which many thanks. We have a number of comments many of which you are already, no doubt, already pressing for. 1. Please fight for no increase above 100. 2. Make maximum use of existing brownfield sites and those reasonably likely to become available. 3. Absolutely protect and enhance the environment, especially trees and hedges, and encourage re-wilding. 4. Get huge amounts of public gain from the developers- eg nature trails, shops etc - and don't allow developers to spoil the walks to the north of the village. Nor ruin its rural nature. 5. Make them stick to 40% affordable. 6. Do not allocate the field (belonging to Winchester College, adjacent to the existing cemetery) to housing. If there is a need for extra burial space, that field is the obvious place for it. 7. Insist on creative design. We would have thought that the last thing Denmead needs is a vast estate of houses all looking pretty much the same. So, based on what we were told at the exhibition, we liked the proposal by Hallam Land for smaller developments. 8. Why rule out for housing the land beyond Forest Road at the Creech Wood's end? 9. On the referendum, presumably this will not be a straightforward count of preferences. If, say, 10 people are affected by one particular development, and 100 by another, it would seem unfair not to take a possible bias into account. 10. Make sure that any development is absolutely safe for pedestrians, cyclists etc.</p>	Option 3	2
151	PO7 6JL	<p>As a resident of Denmead and from an ever increasing heartbroken farming family why is a site already suitable for many homes not being prioritised over active agricultural land? Why does Winchester CC and the parish council not make this option a non negotiable site? Green meadows is sitting there derelict yet the councils are allowing wealthy land owners to put forward active, working farming land, making their tenant farmers relinquish</p>	Option 1	1

		<p>their land as they have no power to stop them (and trust me I'm from tenant farming family there is little you can do to fight them). Why is this allowed? Is everyone so short sighted into what will happen when these farms disappear? Is Green Meadows being used to contribute to the demand of 100 new homes?</p> <p>Vote site 1. Enough of destroying prime farm land. Compulsory purchase of Green meadows from Hampshire CC (if the housing crisis is so severe this shouldn't even be a debate on this site!) and use option 1 to make up the housing requirement. It's disgusting that the PC are doing nothing to protect the local farmland and greenfield sites.</p>		
152	PO7 6ES	<p>Re: Objection to Planning Application for the Construction of 100 Houses in the Denmead Neighbourhood Plan with specific reference to the 75 houses proposed for DE30 and DE50 as outlined in Option One. I am writing to formally object to the proposed development of 75 houses in Denmead as outlined in subject heading. While I understand the need for housing development, this proposal raises significant concerns regarding the suitability of the site and its potential impact on this area of the village and surrounding environment.</p> <p><b>Insufficient Infrastructure:</b> This area currently lacks the necessary infrastructure to support a development of this scale. This is particularly concerning in the following areas:</p> <p><b>Roads and Transport:</b> This part of Hambledon Road is narrow and limited, ill-equipped to handle the significant increase in traffic that 75 new households would generate. Site traffic during the construction phase would not only increase the existing pressure on an already weakened road surface but also create even more dangerous entrance and egress conditions.</p> <p>1. The addition of potentially at least a hundred or more cars would cause congestion and increase the risk of accidents on roads that are already overstretched and poorly maintained. 2. The road immediately opposite Lincoln Green has subsidence issues which immediately impact the houses opposite and adjacent. In 2021 Clifton House was subject to subsidence necessitating considerable structural external and internal repairs. 3. As a member of the Community Speedwatch team I am particularly aware of the excess speeds and volume of traffic on this part of the road. As far as we are aware there are no plans to improve the road.</p> <p><b>Public Transport:</b> Denmead has very limited access to public transport, with infrequent bus services and no nearby railway station. According to DPC minutes of 12/9/24 the funding provided by Newlands S106 will not be renewed leaving Denmead without a bus service. This means that new residents will be heavily reliant on cars, which would increase local traffic and environmental impact. The development will exacerbate existing issues for residents who already face challenges due to lack of connectivity.</p> <p><b>Lack of Essential Services and Facilities:</b> The village currently lacks essential services and amenities to meet the needs of a substantial influx of new residents.</p> <p><b>Healthcare:</b> The local GP surgery is already under considerable pressure, and there are long waiting times for appointments. An influx of new residents without any corresponding increase in healthcare infrastructure would further strain these services, making it difficult for both new and existing residents to access timely care.</p> <p><b>Schools:</b> None of the existing schools are within walking distance.</p> <p><b>Shops and Leisure Facilities:</b> The village has limited retail, recreational, and leisure facilities, with residents currently needing to travel to nearby towns for most of their shopping and social needs. The proposed development would put further pressure on these already limited resources without providing any additional amenities to support the new population.</p> <p><b>Environmental Impact - Pressure on Local</b></p>	Option 2	2

		<p>Resources: The proposed development would place significant strain on the village's existing water supply, drainage systems, and waste management services. The local infrastructure is not equipped to handle this increased demand, and there is a risk of flooding or environmental degradation as a result of poor drainage management. During heavy rainfall Lincoln Green is susceptible to flooding and the adjacent footpath becomes impassable. Loss of Rural Character: The scale of the development is disproportionate to the size and character of this part of Denmead, a semi rural community that is valued for its tranquillity and open countryside. The construction of 75 houses would irreversibly alter the rural landscape, undermining the very qualities that make this part of the village an attractive place to live. This would also set a precedent for further large-scale developments, potentially leading to urban sprawl in what is currently a semi rural area. The proposed dwellings do not appear to be sensitive to the surrounding properties. Existing houses are large detached individually designed properties facing Hambledon Road. The proposed development would not be in keeping with the scale and the rhythm of the street scene. As has already been noted there would be a detrimental effect on the ecology of the surrounding area including the ancient bluebell woods at High Wood and Harts Copse. There is an existing agricultural tie on Lincoln Green. Conclusion: In light of the above concerns regarding insufficient infrastructure, the lack of essential services, and the environmental and social impacts, I strongly urge the planning committee to reject this application. The proposed development is unsustainable and would place an undue burden on the village, which cannot support such a large influx of new residents without considerable investment in infrastructure and facilities. I hope the council will give serious consideration to the detrimental effects this proposal would have on this part of the village and its existing residents, and work to find more suitable, sustainable locations for housing developments that can be supported by the necessary infrastructure.</p> <p>Further to our email of 23/10/2024 we are writing to vote for Option 2. We would also like it to be noted that the settlement boundary, far from keeping Denmead as a village, seems to be able to be moved at will to accommodate any development. Question: Will voting be "weighted" reflecting differences in population numbers residing adjacent to the option sites?</p>		
153	PO7 6NW	<p>Thank you for your exhibition of the Site proposals for the up and coming house building within Denmead, however, there are still a few questions that were unanswered when I went to the exhibition, please see below: 1. Why wasn't there anyone from Winchester Council there to take any questions as they are the ones that are fundamentally ordering this on Denmead? 2. Have Winchester Council asked the Hampshire County Council as to when the Nursing home on Green Lane will become available to build giving a useful site to house a fair few houses without building on agricultural land? If not, why haven't they? 3. Has the land at Anmore Road been selected because if it's not selected then Winchester College won't give extra land for the extension of the Burial Ground in Denmead? I have seen a document online submitted on behalf of the Warden and Fellows of Winchester Collegestating that "Finally, the College notes the allocation under Policy 7: Burial Ground of land off Cemetery Lane, as shown on the Proposals Map, as an extension to the existing burial ground. This land is owned by the College which does not object in principle to the allocation. However, this land will only become available in association with the development of the parcel of land</p>	Does not specify	1

		to the east of Housing Site Allocation 2 I referred to above. Is this not a form of black mail ? 4. If any of the 6 bungalows at the foot of Anmore Road project, were to even think about it they would have to be allowed to buy land that is inline with the old Baptists Church, that way there would be a buffer between the houses. As they are being directly affected, I would also of thought that they would of been consulted to help ease any bitterness towards the new project. 5. Also why havent the wider Denmead Community been asked to vote on the 42 site options available to the Parish Council for possible house building ? Then if a site is not suitable then the full details of why its not suitable should be made available. That way it would be a democracy amongst the Parish Council and the wider Denmead Community. 6. If Anmore Road was to get the go-ahead can you confirm how they will be getting into the new site, I have heard that its from within the new car park thats for Anmore Road residents OR the road already going into the Carpenters Field site ? I am sure I have more questions in due course but here are a few to begin with.		
154	PO7 6EA	Many thanks for providing an opportunity to comment on The Denmead Plan. Preferred option: 1 with housing numbers used to offset set option 2. Reasons for preferred option: 1) small sites to retain village feel. 2) local developer who will hopefully build high quality homes and who will be invested to provide responsive support post build where required for the residents. 3) intuitively smaller sites seem kinder to the environment. 4) smaller developers can invest in the village in the same way as a single larger developer. 5) smaller sites would help mitigate traffic choke points. 6) a number of smaller sites spreads the housing density throughout the village rather than concentrating in one area.	Option 1	1
155	PO7 6NB	I object to the proposals to consider plot DE40 ( land off Thompsons Lane). As the council themselves have now published - this plot was subject to refusal of Planning Permission, and refusal on appeal by the Planning Inspectorate. Furthermore was the subject of an unsuccessful High Court Action. The reasons for refusal then are just as valid as they are now. This negates this plot as being part of option 1. I also point out that the other part of land on option 1 is subject to an agricultural tie and that combined , neither plots would satisfy the required number of units to be built. Accordingly and with reluctance for any future development I would vote for the proposals to extend Carpenters Field.	Option 2	1
156	PO7 6GA	Please find below comments about the 3 options for development in Denmead, difficult because of lack of, and changing information! Option 1 (Combined sites - DE30, DE 40 and DE50) There seem to be too many constraints with this option. A combination of 3 'small' sites each with its own style and character preferred to 1 larger site. Inclusion of a brownfield site is also desirable. However distance from Denmead village centre means more traffic and pressure on parking. Option 2 (DE11 - Land N of Anmore Road) Of concern would be: a large development without much character, especially if similar to Carpenters Field. The proposed access through Carpenters Field will be a major disturbance for residents living nearby lasting several years, an issue which could become more acute with any further developments on the site in the longer term. The poor reputation of the developer based on issues ongoing at the adjacent Carpenters Field/Kidmore Farm development. It has taken a lot of effort to have faulty street lights replaced. Residents have yet to benefit from any of 4 designated amenity areas. Through neglect and lack of maintenance they are eyesores falling far short of expectations. The surface water run-off issues at Tanners Lane have also still to be resolved. Long periods of	Does not specify	1

		waterlogging affecting gardens during winters unless a field drainage system is installed. Option 3 (DE09 - Land at Hambledon Road opposite Glasspool) Attractions compared to Option 2 are: The division of the development into three distinctive areas with links between them. Ease of access to Hambledon road. Of some concern would be: The potential for gardens to become waterlogged over winter without a field drainage system. The lack of any knowledge of the developer; and their absence at the exhibitions to discuss their proposal.		
157	PO7 6YP	This email is to support Option 2 for the development plans in Denmead. Carpenters field has already been developed and so it makes sense to continue building on this site rather than start on a new piece of land in the village. I have been an denmead resident since 1987 and I strongly feel that Option 2 would be the most sensible choice.	Option 2	1
158	PO7 6NB	I wish to object to option 1 as part of the consideration to build 100 new houses under the denmead plan. The two sites De30 and De40 combined cannot support 100 homes. In addition De30 is subject to an agricultural tie and De40 has been refused planning permission and an appeal to the planning inspectorate on the grounds of unsuitable access both to the site and to local amenities. I wish to vote for option 2 - Carpenters Field as this is clearly the most suitable option to support the development of 100 homes.	Option 2	1
159	PO7 6ND	Option 2 is preferred as being the most sustainable and central area.	Option 2	1
160	PO7 6ND	Option 1 is too far from the centre and will not provide the required number of houses. the houses it proposes are not affordable. I support OPTION 2.	Option 2	1
161	PO7 6ND	Out of all the options Option TWO makes sense as it's central.	Option 2	1
162	PO7 6GA	The problems which seem to have arisen recently over the Denmead Neighbourhood Plan consultation has created a sense of distrust in the process by which the options have been chosen and the consultation has been managed. However my comments arising from the information gleaned at the consultation days are: Option 1. Small developments are good both for the future residents and the wider community. Denmead centre amenities are not easily accessible from this development. The number of houses proposed and the mix of very expensive and other housing does not seem to meet the needs of the Neighbourhood Plan. Option 2 This proposal has the advantage of proximity to the amenities of Denmead. The number of houses meets the requirement of the Neighbourhood Plan. In spite of the developer's claim to a 'proven track record' for 'always delivering excellence' the experience of residents on Carpenters Field tell a different story. This developer would need to be constantly and closely monitored to ensure that they fulfill their stated aims, particularly with regard to drainage and amenity spaces, which in the case of Carpenters Field have been left in a poor state. Communications between this company and Carpenters Field residents has been tardy to non-existent with no evidence of 'customers' being 'at the heart of what (they) do'. Option 3 This proposal seems to be a suitable development, as far as can be seen from the promotion boards, though lack of detail makes it difficult to tell. The site has good proximity to Denmead and its amenities. The proposed development seems to fulfill the requirements of the Neighbourhood Plan. The developer is unknown as is the actual layout of the site which gives rise to the suspicion that this is not a serious development bid.	Does not specify	1

163	PO7 6NB	My view is that Option 2 (extension to Carpenters Field) is to be preferred because it is close to the village centre and existing infrastructure, shops, schools etc.	Option 2	1
164	PO7 6NB	I believe Option 2, the extension of Carpenters Field is the best of the three options as it is closer to the village centre which will hopefully be beneficial to the shops.	Option 2	1
165	PO7 6PR	<p>1. Listening to the Parish Council Chair at a recent “drop in”, I have concerns that there is a danger that the outcome for options to be placed in the Plan are “pre determined” with little chance to be influenced by all local residents. Option 2 is receiving far greater promotion than the other two options tabled. In the national roadmap document on neighbourhood planning, it is mentioned that predetermined outcomes are unlawful in a statutory consultation. 2. It is clear that there are many sites across Denmead that could be used for this development and in the light of the heavy development that has already taken place adjacent to the Anmore Road area (ie Carpenters Field) the new development should be located elsewhere in the village to make future development more balanced in the village. 3. I am advised by Winchester City Council that all of the sites listed in Winchester City Councils SHELAA 2023 could be included for housing development in the neighbourhood planning. Therefore all other sites need to be included in this process and fully considered. Use of a number of sites could enable the required number of houses to be developed with less impact on the village. This could link with and enhance the current option 1. Option 1 should be reworked to include other nearby areas and to meet the required volume of housing development. This would also keep future housing development near to areas of current dwellings. 4. At the “drop in” at the Church Heath Room, the Chair of Denmead Parish Council told me that land at Anthill Common could not be included as this land was covered by a SSSI. My research shows this NOT to be the case. Winchester City Council confirm that as an area identified as part of the SHELAA 2023, the Anthill Common areas could also be included for full consideration. Further, this area is adjacent to the current housing infrastructure at Anthill and could benefit from links with this (eg services) - DE13, DE40, DE52, DE06, DE27 and DE10. Further, by way of example, the Winchester City Council SHELAA 2023 states that for area DE13 - “The site is deemed as deliverable/developable”. Other additional and potential areas for development are also identified in the SHELAA for this area of the village. These should also be fully considered. 5. I have grave concerns that the Parish Council is seeking to partner with Persimmons House builders and at the “drop in” I heard from Persimmons that they have an agreement with the land owners of the current Option 2 area (plus surrounding land) to eventually develop housing across all of this land (including North of Tanners Lane). This area of natural green space is a valuable resource for local residents and development of this area would decimate the area for local people - Particularly now that a large solar farm has also been approved for development in a nearby agricultural area. 6. Promotion of the emerging Neighbourhood Plan has been very imbalanced. All but one “drop in” session have been held in the west side of the village in the Community Centre or Old School. Only after this issue was raised on Facebook did we have one drop in session arranged at a more central location at the church. Indeed because of the rushed organisation of this, only the small Heath Room was available to accommodate the session. Balanced drop in sessions need to be developed (including in the centre and the east of the village) to ensure that all local residents can access information and</p>	Option 1	1

		participate in the consultation process. 7. Promotion of Option 2 by Persimmons through a mail out to all residents also creates a very unequal balance with the promotion of all of the other options available. 8. Apart from Facebook, it appears that this Neighbourhood Planning activity has not been advertised very widely and subsequently it appears that a substantial number of residents are not aware of the process and its potential impact. 9. It appears from concerns expressed by current residents of the recent housing on Carpenters Field that Persimmons have not satisfactorily fulfilled their commitments. Before any future new partnership activity is further considered with Persimmons, Persimmons should be required to deliver on all of their commitments and promises related to the Carpenters Field area. 10. Development of the current Option 2 area would generate significant and unsatisfactory additional levels of traffic and environmental issues (e.g. flooding) in that part of the village. Option 2 should not be taken forward. I hope that you will fully consider the above comments and that the other many available sites are appropriately considered, particularly as part of a reworking of the current option 1. I reserve the right to contribute further as the Neighbourhood Planning process moves forward.		
166	PO7 6RD	Option 2 gets my vote. It's sensible progression and does not place the pressure on one part of the village. However, it would be good to have reassurance about infrastructure support. The Doctors surgery is already overwhelmed as it's difficult to get appointments.	Option 2	1
167	PO7 6PA	I would like to vote for Option 1 please.	Option 1	1
168	PO7 6NA	I wish to vote for option 2. This is because there is already development in the Carpenters Field area.	Option 2	1
169	PO7 6YB	I would like to vote for option 2 with regards to the sites for development in Denmead. This just makes the most sense as that area has recently been developed and to extend out would cause less offence to the village.	Option 2	1
170	PO7 6TE	Option 1.	Option 1	1
171	PO7 6PZ	Option 1 is by far the best environmentally, rather than Option 2 (what is Option 3 - not clear!). Two questions about the neighbourhood plan: Is it possible to see all comments made by public? Are the comments received on the neighbourhood plan going to be published by DPC (or WCC)? There appears to be a great deal of confusion on the process. Is there going to be a vote on the options and how is this going to happen? we vote for option 3 (x2). You've ignored my previous question, but could you tell me if the vote will be published and if the comments are available for view?? Many many thanks for any response at all	Option 3	1
172	PO7 6PZ	Option 1 is by far the most appropriate choice - smaller developments needed to avoid obvious flooding and traffic issues. we vote for option 3 (x2). You've ignored my previous question, but could you tell me if the vote will be published and if the comments are available for view?? Many many thanks for any response at all	Option 3	1
173	PO7 6UX	Options 1 and 3 - smaller plots the way forward.	Options 1 and 3	1
174	PO7 6HQ	It would appear that a combination of the 3 sites would be sensible. 100 on one site fills me with dread especially with the current drainage issues.	All options	1
175	PO7 6HD	Option 1 is my first choice. Let's utilise the smaller plots available in Denmead. I have lived in Denmead for nearly 50 years and have witnessed the gradual erosion of nearly all large green	Option 1	1

		spaces.		
176	PO7 6HD	Option 1 - I feel that smaller plots should be used in preference to large spaces. We have lost a great deal of green spaces in Denmead over the past.	Option 1	1
177	PO7 6PR	My comments on the presentation of options for the Neighbourhood Plan are as follows . 1. I feel that there is a definite sense of apathy among residents who feel that there is no point in attending drop-in sessions or submitting comments as this is a purely academic exercise. The impression is that the decision has already been made by the council and residents' views and opinions will be dismissed. Option 2 seems to have received far more attention and been progressed further than the other 2 options. Understandably this would be the easiest option for the council - all in one place with one large developer, though NOT the best option for the residents! I sincerely hope that they are wrong, see last comment. 2. Like a large number of people I feel that the development should NOT all be in one place but spread over the whole village. It is clear from the information published by Winchester City Council on the SHELLA sites in Denmead that there are numerous other sites which are deemed to be Deliverable and Developable. Spreading the development of 100 houses over say 4 or 5 sites across the village would impact far less, and not put a strain on any one area regarding noise, traffic etc. 3. Very little information has been made available on Option 3 except for the fact that it is being promoted by Hallam Land, one of the UK's largest land promoters. In common with option 2 both are being promoted by large national companies ( a smaller local company, as in Option 1, would be preferable) Both Options 2 and 3 are what one might describe as 'the tip of an iceberg' in that they are part of a larger area owned by, ml think, Winchester College. Persimmons intimated that they already have an agreement with the land owners and could develop further across the other side of Tanners Lane. 4. The area from Kidmore Lane, along Tanners Lane, White Horse Lane and Edneys Lane provides the only green space accessible on foot for a large number of residents, me included, living in the already most populated part of the village. It is well used by people taking the daily walks encouraged for a healthy lifestyle! I understand that there is also to be a large solar farm built on agricultural land nearby further detracting from the green space in this area. I am strongly against Option 2 and further development along Anmore Road/Tanners Lane which has already had a large estate built by Persimmons and not without its problems. The increased volume of traffic and flooding issues along with its accessibility to a green space for walkers must preclude Option 2 5. My preferred option of the 3 presented would be some of OPTION 1 (DE30 with or without DE50 or part thereof) and then reclassified using some of the other available sites to make up the required quota of 100 houses. 6. Although, in common with many others, I was sceptical as to the value of commenting and expressing a preferred option we were reassured by the Chair of the Parish Council, at a drop in session, who said that the results and overall preference expressed by residents who responded WILL BE published and WILL BE acted on. I urge the council to take note of the comments and suggestions from residents as to the proposed development of OUR village. In particular, to re examine the other sites available and deemed to be Deliverable and Developable, to augment the numbers available from a restructured OPTION 1.	Option 1	1
178	PO7 6ES	Hi. I have just received this document. I cannot believe what a poor quality document it is! The print is so small that much of it is illegible. Option 1 does not address why the second part of it	Does not specify	1

		(Lincon Green) is no longer mentioned. Each option is presented differently making fair comparison impossible. This document must have been very costly to produce and is shockingly poor. Surely someone must have reviewed it before it was printed. I can't believe that anyone sanctioned the delivery of it!		
179	PO7 6LD	Have received your neighbourhood plan site consultation in post today, may I ask why the old nursing home green meadows site hasn't been provided as an option for development for new homes? If it could be used as a site to develop new homes (as assume land owned by council) then this would likely provide enough homes to be combined with option 1 of the consultation document which despite living in upper end of village myself would enable more balancing of development across the whole village rather than further expansion of the village towards Waterlooville given the importance of protecting the Denmead Gap.	Does not specify	1
180	PO7 4QU	I feel option 3 has the least negatives and is therefore my preferred. I am though concerned that the pavement from the proposed entrance towards the village would need to be improved /widened. I don't understand why option 1 is included as it's only 41 dwellings and as per you Q/A 10 if the proposal isn't for approx 100 Winchester won't accept it. I also feel the location is too far from the village amenities. Option 2 which adjoins the recently developed Carpenters field could see that area of the village become one big housing estate. I also feel the (new) junction at Anmore Road could struggle with extra traffic. Any additional houses increases the traffic along Forest Road specifically to the west of the village towards the junction with Fareham Road (by the Chairmakers pub) . There is CURRENTLY NO SPEED LIMIT on this busy road and several close calls for traffic turning North at the junction (towards Hambledon), let alone pedestrians using the footpaths that cross the junction, this road and junction NEEDS A SPEED LIMIT INTRODUCED.	Option 3	1
181	PO7 6TZ	We have looked at the numerous plans, meetings and FB comments and we feel that it would be far better to propose 3 individual sites of 33 homes so the impact on the surrounding neighbours, roads & environment could be spread out. It is imperative that if the 100 homes are to be built then we must be actively pushing for the infrastructure to support them. Our main concern here is the capacity at the already hugely burdened Doctors surgery. There could potentially be an additional 300-400 extra residents with this development and the current facilities in the village are inadequate. Since the development on the greenfield site of Forest Rd, Southwick Rd and Hambledon rd in the 80s & the now conversion of business units to homes at Parklands our surgery capacity has stayed the same. If we are to accommodate the additional housing, as we must, then the facilities to support these HAVE to be implemented.	Does not specify	2
182	PO7 6EL	My preferred option is Option 1. Reasons spread the flow of traffic , Anmore road major accident in waiting, Tempers get heated there already.	Option 1	1
183	PO7 6NB	I have just received a copy of the Denmead Parish Council Neighbourhood Plan 2024. OPTION 1 I am confused by option 1. On the first page it indicates the location as being east side of Thompsons Lane with an image of 5no large dwellings. Is this site DE40? On the second page is a site plan with no refence as to where it is and no mention of it in the site description on page 1. Are we to assume it is sites DE40 & DE50? How is it proposed to squeeze another 50 houses on these sites? Surely this option is a non starter? In the FAQ's no. 13) – housing needs for bungalows & 2/3 bed homes – why are we being presented with a site proposal that shows large detached homes, it gives a false	Does not specify	1

		impression as to how the development will look OPTION 2 As only part of option 2 land will be used for development of 100 homes does this mean that the rest of the site will be, by default, developed in the future to provide additional homes or will another site be looked at? OPTION 3 If we are being asked to consider this site it should be made clearer where the new homes are going to be sited. Its all very well showing where footpaths & cycle routes may go, but the important issue is where the houses are located as this site is quite visible from Hambledon Road. Where will the site access be from? Again, as only part of option 3 land will be used for development of 100 homes does this mean that the rest of the site will be, by default, developed in the future to provide additional homes or will another site be looked at? Didn't know we had a High Street!		
184	PO7 6FS	I strongly oppose option 3 as I believe the footprint has the largest negative impact on our surrounding countryside. I also believe it will create a rat run of traffic through green lane.	Does not specify	1
185	PO7 6NQ	Comment. If Denmead really has to accept 100 new homes I STRONGLY support Option 2. My reasons are: Option 1 is too far from the village centre particularly for those without adequate private transport, it is not close to a bus route and would only serve to further unbalance the distribution of houses around the village centre. Option 3 provides insufficient detail but would clearly require those without a car to walk along the busy B2150 to reach the village centre, some distance away and would not contribute to restoring the balance of homes around the village shopping centre. Option 2 goes some way towards rebalancing the village around the centre, would not introduce more traffic to Anmore Road and, most importantly, would complement the successful development of Carpenters Fields utilising the excellent new access onto Hambledon Road.	Option 2	1
186	PO7 6HW	Thank you for sending details of the options. Our opinion is that option 2 is the most suitable for Denmead on the basis that: It is sufficient a size of site to meet the 100 dwellings requirement. Is well positioned to the village centre and its amenities. Option 1 is not well located to the village centre and its amenities. Option 3 – Hallan Land are a land promoter so the site will be sold to the highest bidder If allocated and that developer is unknown to the village at this stage. At least option 2 is being promoted by Persimmon who are likely to build out the development and what they have built on their earlier development at the front of the proposed site is in keeping with the village and you would assume they will flow this style through to a second phase.	Option 2	2
187	PO7 6HF	As residents of Denmead we received "Neighbourhood Plan Sites Consultation" document. After duly reading we would vote for "Option 2".	Option 2	2
188	PO7 6XX	My comments regarding the Neighbourhood Plan Sites Consultation. It is imperative that the village of Denmead retains its gap to enable it to continue to flourish in its own right. Therefore, brownfield sites should be considered as a priority for any additional development within the village. The surrounding agricultural land must be retained for future generations and for the benefit of Denmead and the surrounding area. Option 1 is my preference to be included in the Neighbourhood Plan. This would also leave availability for redevelopment or infilling within Denmead until 2040. It would also enable the local amenities, eg. Schools and GP surgery to plan for the future.	Option 1	1
189	PO7 6QE	I vote option 2	Option 2	1
190	PO7 6LU	Please add my choice of site being Option 2.	Option 2	1

191	PO7 6FZ	Based on FAQs, the development is supposed to be in exchange for improvement of facilities/infrastructure for the majority. Can you share suggestions from developers of option 1 and option 2 how they expect/envision their contributions as their published proposal contains none? Were these developers already asked to provide their view on this, if not, why?	Does not specify	1
192	PO7 6NE	Thanks to DPC for all their hard work in explaining the 'workings' of WCC. It seems that the gallant work conducted by DPC some years ago has been discarded. I must say, the consultation document was well produced, but sadly the font size will make it very hard for many residents to decipher the text. OPTION 1 This is clearly a non-starter and Q.10 in the FAQ's admits as much. This is a shame because it has a lot of attractions, good access and very little impact on the surroundings. OPTION 2 This is the only viable option but it is the least attractive, in that it meets the requirement of 100 (ish) dwellings. Access is difficult via White Horse Lane or through 'Carpenters Field'. Neither road is sufficiently wide and if future development subsequently spread north either side of Tanners Lane the problem would be exacerbated. OPTION 3 This is too vague. What area of land is available? What would the density of housing be? Obviously, access is the best of the three options, presumably being east of the existing housing on Hambledon Rd. If Hallam Land could put 'meat on the bones' I would be happiest with Option 3. Being slightly away from the village centre, this proposal would also create less congestion in the village centre. Whichever option is chosen, what assistance is available to ease the pressure on the village infrastructure? The schools, Health Centre and Dentist are already overstretched. Parking outside the shops is at capacity, although I don't know if our free car park in Anmore Lane is fully utilised. Traffic through our village is already very heavy, with many vehicles passing through our busy village centre at ridiculous speeds. Denmead is a fine place to live. I am grateful to the Parish Council for their efforts in fighting for our community.	Option 3	1
193	PO7 6LL	I have to say I do disagree with this but I also understand that we need to agree something otherwise we are likely to receive something we don't want even more. My major against the housing is the facilities and road structures we have. 1. Doctors - In my family we very rarely need a doctor but when we do it is impossible to get one. Recently my partner has had a medical issue. It took a week to get a doctor's call, luckily he has a big pain threshold and then it has taken another week or so to get painkillers for it. We know that the NHS is on its knees and that the doctors can't keep doctors but adding more patients is just going to make it even harder. We both have been working for 40 years and been fairly healthy so very lucky. However we have paid into the NHS and we are not going to get the service we need. The government goes on about housing but they are not backing up the NHS in those areas. Recently on a Tuesday morning a doctor told me that QA Hospital had 32 ambulances queued outside with patients waiting to be admitted. A 100 new homes means 400 new patients if you go on the average family size and it also means another at least 250 cars in the village. 2. Roads - I do a nine mile journey four days a week. It takes me 35 minutes to get to the outskirts of Portsmouth. I used to work on the Hampshire/Surrey Border which was a 25 mile journey that took me between 35 and 40 minutes. Adding more homes possible 250 cars that are going to extend it further. Parking for new houses is usually 2 parking spaces. The Government needs to realise that older Children (18 to 30) live at home and they will drive so that is 4 cars. If they can't park on their drive or parking spaces they park	Does not specify	1

	<p>in the local streets causing congestion and upsetting local neighbours as they are parked at the end of peoples driveways making it difficult for people to get on there drives. This then causes issues and can then involve the local police yet more resources we don't have. We have another big issue in Denmead and that is speeding people use it as a cut through to the A32 and out further afield they drive too fast through the village. They have suggested pinch points for Forest Road, however all that will do is cause people to speed to get through the pinch points before a car comes. We have seen it in the trial. Nothing has been put in place for Hambledon Road. This is the most used and the one with the biggest speeding issue. Something needs to be done with this. So more cars, more issues this needs considering especially as you are adding to that road. The road structure for the new houses needs consideration before they go ahead and agreed by the locals the Government does not consider this. Winchester who control the purse strings for the road structures across Hampshire they really need to look at it. We are seeing perfectly good roads being surfaced yet the bad ones are just left. The money we pour into it is going to compensate for the vehicles that are damaged. As it's been left far too long it is now out of hand and my opinion they will now never catch up. All they will do is add roads and the others will just die and more people will go for compensation. More vehicles, more damaged roads, longer journeys and Employers losing money as staff members do not arrive on time. It doesn't matter what time you leave one problem the streets grind to a halt and a 35 minutes journey can end up taking an hour to an hour and half. 3. Your FAQ's - Soon the village will become a Town with all the additional houses and will lose that village life we currently have. We certainly do not want to have the boundary connected to Waterlooville. You will find now that as the Government has changed the laws on the inheritance of a farm. A lot more land will come up for sale which will need to be considered even more. I have to say that large house builders are just being greedy and putting homes up far too quick and at a cheap price. We are paying an average of £375,000 in the area and some people are paying £500,000 only to find out they are living next to affordable housing. The house price goes down, which is a lot of money for some people. There needs to be some restriction and information from the house builders on this. Recently a friend bought a brand new house of plan finally after long delays from the builders she moved in. 3 months later she moved out the house she agreed off plan wasn't built as she was told. Like no neighbours to one side a house was added it was in a close every other home was Let she had no other homeowners. All the renting personnel there did not care they had more cars than parking and just parked where they wanted. The building companies couldn't care who is moving in or buying their houses they just want the profits. I understand we need affordable housing as there are kids out there who can't afford a mortgage on their own. We all have to start somewhere and earning money and buying a home is a big leap. Selling to people who will just rent out without helping to get on the housing ladder is wrong. The Government needs to look at schemes to help the people who want to buy. They will have far more regard for their property if they did that. Denmead needs bungalows then why on earth have you aloud homeowners planning permission to turn bungalows into houses. I live down what was a bungalow road but you have allowed everyone to develop their property. They are cheaper as they are bungalows but because people see that others have developed their bungalows they know they will get planning</p>	
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		therefore making a packet on their home. Pricing the people/elderly out of downsizing housing. Larger properties mean more parking that they do not have this is never considered when planning is agreed. We have grass verges that the majority care for however we get people parking on them and ruining the grass and the road. We know that the Parish Council have to answer to Winchester but what we want is that we are not a push over Village. They want to put housing on us but first they need to guarantee they are going to back the issues we have. When you travel from here to Winchester on the back roads it would seem that Winchester wants the housing further out yet not extend Winchester further out. One resident who will be moving from the Village in a couple of Years as its no longer a Village and we feel will lose its Village life.		
194	PO7 6QB	This email contains comments on the three options under consultation for 'about 100' dwellings. Our preference is Option 1. Option 2 is a terrible choice for the following reasons: Anmore Road is already narrow and cluttered with parked cars. This development will make this road far worse. The proposed site collects water in the winter, forming a natural pond. So we would be increasing flood risk and removing a natural habitat. White Horse Lane and Tanner's Lane are popular tracks for walkers, cyclists and joggers, enjoying the Denmead countryside. This development will most likely lead to further development of adjacent sites (as stated in the plan) ruining this piece of countryside. Future traffic will also ruin White Horse Lane. Option 3 is presumably supposed to be the land opposite Glasspool. It should be noted that in the leaflet delivered it is unclear which site(s) are being proposed. I have only determined the location from the Denmead Neighbourhood Plan web site. Option 3 would be the best option after Option 1, as it has good access to the main road and doesn't impact footpaths and walks.	Option 1	1
195	PO7 6TX	I am writing in connection with your request for comments regarding the Options provided for the Neighbourhood Plan in Denmead. My preference is for Option 1. As per the results of the previous Neighbourhood Plan, I am still of the mindset that it would be better to spread development across the village in smaller sites rather than placing all housing in one area. Options 2 and 3 albeit starting as a smaller sites, have the ability to be expanded to much larger developments and this would be detrimental to the village for the following reasons: Flooding issues already present would worsen and cause damage to the local area and resident's homes. The local countryside walking routes that are within walking distance of the local village would be undermined so those residents who have disabilities or physical impairments would find it harder to access nature independently. Development has taken place in the same area of the village so the density of housing is making it feel more of a town than a village. There are other areas in the village that could be used to meet the 100 house quota dictated by WCC. Kevin Andreoli said in person that if Option 1 was the preferred choice by the residents of Denmead then the Parish Council would revisit it and top up Option 1 so it meets the 100 house requirement. The SHELAA document clearly shows there are numerous sites that could be used to top up Option 1. Therefore your response to FAQ no 10 in your leaflet is incorrect. Based on my response in point 4 above and after reading your leaflet, Facebook posts and visiting consultations I believe the Parish Council have predetermined outcomes for this Neighbourhood plan consultation.	Option 1	1
196	PO7 6XR	No great surprise unfortunately that you could not reject the plan but well done for trying. Option 2 in the plan seems to make the	Option 2	2

		most sense so that is what we opt for the others seem too random and misplaced.		
197	PO7 6HQ	I think option 2 provides the least intrusion on the village scene whilst providing good access to the village facilities.	Option 2	1
198	PO7 6LY	I have carefully viewed and read the options available throughout the village for the development programme. I would like to see Option 2 developed. It is a logical continuation of the recent development of the village. It would incorporate the type of housing required with a seamless blend and therefore would be aesthetically pleasing. It's access to the village centre is easy and this means homeowners will be able to walk to the centre rather than be tempted to use cars, causing congestion and environmental issues.	Option 2	1
199	PO7 6NA	We feel that OPTION 2 would be the most appropriate choice. It extends a recently completed, attractive development and is close to the village centre.	Option 2	1
200	PO7 6LY	We wish to add our comments in response to the '@Have Your Say' leaflet, which is much appreciated. Our name and address is below. Option 1: seems from your site to have been removed. It was, in our opinion (a) an over-development of the site; (b) to have insufficient vehicular access for the number of houses and (c) would require an upgrading of the sewer system in Thomson's and School Lanes, which are overloaded as it is. Option 2; has the merit of being contiguous with the recent development of Carpenter's Field and better located vis a vis the village centre. However, we do note in Box 2, 2nd Paragraph reference to 'future development' on fields both sides of Tanner's Lane - what is this all about? Option 3. It is not clear where they propose the houses but it does mean a crossroads junction opposite Green Lane and on a bend on Hambledon Road. The site is not contiguous with the village centre and seems to envisage re-developing the whole north side of the village, a major shift away from the more organic Option 2. Accordingly, please note that our preference is for Option 2 as the best of a bad bunch on greenfield sites.	Option 2	2
201	PO7 6YH	I've had a look at the potential sites selected and I am disappointed due to the low-quality and unclear photos, so people struggle to find the sites being discussed. I am also disappointed to see that areas considered, like the doctor surgery, had very little consideration into how closing the only doctor surgery in over 2.5 miles would affect the community. I think the best option is 'Option B', as it tacks onto another recent development and creates the least short and long-term disruption. I think 'Option A' does not create enough housing, and also creates expensive housing, which prices locals out of the area. I think 'Option C' is bad since it has no clear goal or objective. Furthermore, the areas behind the doctor surgery isn't exactly accessible otherwise- Park Road and Kidmore Lane aren't big enough to sustain higher amounts of traffic. I think that if 'Option B' were to be taken, then Anmore Road will need to be widened or turned into a one-way system as this can be hard to drive down due to the street parking. The road opposite the junction connecting Martin Avenue and Anmore Road was also suggested as a potential development site and I think that creating multiple exits/entrances to the development would reduce the strain on any one exit. If any developments were made on Forest Road, I would like to request that the road is widened beforehand to handle the increased traffic-flow for the future. If we could also get some zebra crossings and tougher restrictions on street parking on Forest Road, that would be great. One car broken down or parked illegally completely stops the flow of traffic.	Option 2	1
202	PO7 6LR	I have lived in Denmead for almost 52 years and have seen the village grow. I am, and have been for many years, very concerned	Option 2	1

		<p>at the development that has been undertaken on flood plains in the village over the years. It is noted that in the proposed Options it has been stated that the proposed developers are aware that there is a flood problem, but are they aware of the extent of the problem? Having looked at the Options, I feel that the most logical option to take forward is Option 2 which would be adjacent to the recently completed development at Kidmore Lane. This Option would make less impact on the look of the size of the village. Option one is at the far North East end of the village and is therefore away from the centre and does not allow for the full amount of housing required and therefore should not be considered. Option three, which on paper looks to be the largest area, is not suitable for many reasons. First of all is the flooding problem. In Oct 1999 -Feb 2000 the field was flooded to the extent that the water ran through the field like a river, over the Hambledon Road and into Glasspool flooding the first house in Glasspool. Similar flooding occurred again in February 2014 but because of the use of sandbags no houses were affected. There has been flooding in this field adjacent to Harts Copse on many other occasions, but not quite as severe. There is also access to Hambledon Road to be considered and because of the bends and width of the road this site is not suitable. The infrastructure would need a drastic overhaul especially sewerage and ground level water removal, together with improved medical facilities. In view of these comments this Option should be shelved.</p>		
203	PO7 6UU	Preference for option 2 because it is closest to village facilities and with easiest existing access.	Option 2	1
204	PO7 6UU	Comment: preference for option 2 as meets full requirement for quantity of dwellings, is close to existing development rather than starting to build in countryside and Denmead has experience of working with these developers and, while not perfect (!), they have been reasonable to work with.	Option 2	1
205	PO7 6HW	I believe option 2 is the most suitable site for housing.	Option 2	1
206	PO7 6ND	<p>Option 1 - When Planning permission was given for the 3 houses fronting Thompsons Lane access was allowed for to the site remaining at the rear with a view for future development. The rear boundary of 3 houses was the then village plan boundary on which no development was allowed. At that time no thought was given to how many dwellings the future site could accommodate but 41 seems to be excessive given that Thompsons Lane is nothing more than a country lane with an open field on its eastern side for about 3/4 of its length and no footpaths. 41 dwellings would increase traffic flow along this road of something like a minimum of 80 vehicles a day, assuming 2 cars per dwelling plus delivery vehicles, a not inconsiderable increase considering the type of road. Therefore, in my opinion this site is not suitable for development of this magnitude. Option 2 - A site much better suited for development than option 1 in that it adjoins the most recent development in the village, provides the 100 or so dwellings this consultation seeks to provide and is closer to the village potentially reducing car journeys to and from the shops. Given that, there remains the problem of surface water drainage in this area, both Kidmore Lane and Hambledon Road regularly flood, a problem that was supposed to be sorted in the previous development. Provided this can be sorted and the Council ensure implementation of flood risk measures then this site could be suitable for development of 100 dwellings in my opinion. Option 3 - Appears to be a plan still be thought through with little detail, difficult to ascertain where exactly development is proposed within the existing framework of the village but full of promises on play</p>	Option 2	1

		spaces, habitat creation and an orchard and retention of allotments one wonders where the dwellings could be built. A possible option but badly presented and therefore not easy to assess its worth. So, of the 3 options we have been given to comment on in my opinion only Option 2 is capable of providing the 100 dwellings the Council seek which is capable of being sustainable, closer to the village centre and potentially a better access. My one overriding caveat is that the drainage problems are overcome.		
207	PO7 6GE	<p>Thank you for providing the "Have Your Say" document via the post outlining the three options being considered. As requested I would like to provide some comments against the options for consideration; Option 1 In principal appears to be a good proposal to provide 91 dwellings across three smaller sites. This obviously prevents a large development and would have a detrimental effect on fewer people due to the shortened timescale of a build on a smaller site as well as the location of two of the proposed sites. Your brochure provides detail on two sites however at the in person session at the community centre I believe three sites were being presented getting the number of dwellings up to 91. Have one of the sites been dropped or can the brochure be updated to show the residents the full three sites included in Option 1? If however, the two sites and 41 dwellings are all option 1 offers then this appears to be a non starter as it is not sufficiently close to the 100 dwellings required. Option 2 My primary concern that I believe needs to be considered is that allowing this option to be development is essentially allowing Persimmon to develop a large estate in the village by stealth. This would clearly be an expansion of the existing Carpenters Field estate and would take it from a total of 90 dwellings to 190 - doubling the size of the site. After speaking to the Persimmon representative at the Community Centre, this expansion is clearly seen as the next phase in the development of Carpenters Field with the land to the east of the proposed site earmarked as another future development. The end result could be an estate of 300 houses or more. If this option is green lit a precedent has been set to allow the potential third phase to be approved in due course. Speaking with experience of living on the estate, the main logistical concern would be that the site entrance is not sufficient for this expansion; When exiting the estate on to Anmore road there is a limited view of oncoming traffic to the left due to the curvature of the road. This has resulted on a number of occasions of traffic leaving the estate emergency breaking across Anmore road as a car has appeared from around the corner. When turning off the B2150, heading along Anmore Road towards Carpenters Way it is very common for cars to drive straddling both sides of the road. Increased traffic exiting the estate will increase the risk of an incident. Carpenters Way does not have a significant stretch of double yellow lines preventing parking with a daily occurrence being traffic having to go around parked cars to get to the exit. On a number of occasions cars have entered the estate at the same time. Increased traffic on the estate will again increase the risk of an incident. The development of this site would have a detrimental effect to the largest number of people with the proposed site being affecting residents of Carpenters Field &amp; those along Anmore road. Option 3 This appears to me to be by far the best proposal for the village. This is the only option of the three which offers a to provide additional facilities or features to improve the quality of life to the residents of the village. Options one &amp; two only provide the construction of houses, as per your brochure option three proposes; New houses. Additional public space. Potential to expand the cemetery. Potential to expand the allotments. Potential to develop sports</p>	Option 3	1

		<p>pitches. Children's play space. New walking and cycling connections. It would be my strong preference that this option is selected and the Parish Council work collaboratively with Hallam Land to ensure this site delivers the 100 houses required to meet the target set by Winchester City Council whilst also providing the above mentioned benefits to the village residents. We should insist that the "potentials" are made into a commitment as a condition of this option being taken forward. Due to the size of the site this allows for plenty of space for the dwellings to be built on larger plots with more thought given to make an attractive layout in keeping with its village location. Handled with care and developed properly this option could be a real benefit to the village &amp; its residents. Further more, the proposed location of the dwellings to be developed will have a detrimental impact of few residents due to their location north of Hambledon road away from existing dwellings. Thank you for taking into consideration by points above. I hope they are of use. I am willing to attend any in person sessions that may be put in place to review these options.</p>		
208	PO7 6HD	<p>I have carefully reviewed the above consultation document. My findings are as follows:- Option 1- UNSUITABLE as the site to the east of Thompsons Lane is 0.6 Hectare and when combined with sites DE50 &amp; DE30 could provide 91 dwellings. This would appear to fall short of the requirements. It would seem that this may also fall short of the requirements of large house developers as the development would be split between at least two sites, provide less than 100 dwellings and have the B2150 segregating some of the sites. Also, further access from sites DE30 &amp; DE50 onto an already very busy B2150 cannot be condoned. These developments would be situated just over the brow of a hill, when approached from the village, followed almost immediately by the junction with Uplands Road. Also these sites are located at the top of a hill which could be a challenge for residents seeking to visit the village on foot or by bicycle.</p> <p>Option 2- SUITABLE. This site provides the required number of dwellings, has direct access to the village, has the benefit of the road improvements associated with the Carpenters Field development. It would have no detrimental effect on the aesthetics of the village and its approaches. Option 3- UNSUITABLE This site, whilst meeting many criteria, would have a undesirable effect on the approach to the village by removing the natural break between the village and its approach from the Northwest. I THEREFORE SUPPORT OPTION 2</p>	Option 2	1
209	PO7 6EX	<p>Dear Denmead Neighbourhood Plan Steering Group, I have read through your site options document, available at <a href="https://denmeadneighbourhoodplan.org.uk/wp-content/uploads/2024/09/Site-Options-Document-Denmead-Neighbourhood-Plan-20241.pdf">https://denmeadneighbourhoodplan.org.uk/wp-content/uploads/2024/09/Site-Options-Document-Denmead-Neighbourhood-Plan-20241.pdf</a> and on page 8 you have requested comments about the document contents. I understand the sites have been nominated in conjunction with supporting requests from the landowners however it seems inappropriate that 4 members of the group putting forward these recommendations have vested interests in the outcome of the options selected for the village referendum. I would appreciate details of the Green, Amber, Red Rag status classification used. Your document indicates the Rag status has been used to eliminate various sites from the sites available however I am unable to find any details of the process or criteria for the flag settings either on the WCC website or the AECOM website, I therefore am unable to establish the grounds of the sites chosen to progress without these publicly available criteria. Examining the 3 options being suggested for consideration by the electorate, could the Neighbourhood Steering Group explain</p>	Does not specify	1

	<p>why the purpose of the document is to provide details of sites for consideration which would provide 100 dwellings in the village yet “option 1” will only provide 91% of the target required after radical increases in the numbers of dwellings recommended by the architects? Looking specifically at the narratives used to describe the sites being considered I note the subjective use of the term “ribbon development”. The term means the building of houses along the routes of communications radiating from a human settlement. Based on this definition sites DE30 and DE50 definitely constitute ribbon developments and the Site Options document is incorrect in specifying these sites are not ribbon developments, can the Neighbourhood Steering Group explain this? Additionally, an example of inconsistent narratives exists when comparing the terminology used in the site descriptions, specifically DE13 which is described with “Not well related to the village in terms of settlement pattern or accessibility to local services and facilities..... There is no pedestrian access to village centre” compared with sites DE30 and DE50 which both are described with “Adjacent and connected to settlement area”. With site DE13 there are an abundance of houses on the road beside the site which is not the case with sites DE30 and DE50, both of which have just one neighbour each side and a similar if overgrown means of pedestrian access to the village. The use of wording “settlement pattern” versus “settlement area” may be interpreted by readers to mean the same thing however the settlement area defines an area where urban development may be progressed and properties outside of this area in the case of Denmead are to be progressed with rural development strategies in mind. Can the Neighbourhood Steering Group please explain, document and rectify these items? Finally, I note that the property on site DE30 has an agricultural tie, which required the property owner to derive the majority of their income from works performed on the site, this seems to have been overlooked or possibly ignored when proposing this site for development. I would appreciate a clarification of this from the Neighbourhood Steering Group.</p> <p>Dear Denmead Neighbourhood Plan Steering Group, I have read through the neighbourhood plan sites consultation document, which was distributed by postal drop and available online at <a href="https://denmeadneighbourhoodplan.org.uk/wp-content/uploads/2024/11/20785-Neighbourhood-Plan-Booklets-v5-prf.pdf">https://denmeadneighbourhoodplan.org.uk/wp-content/uploads/2024/11/20785-Neighbourhood-Plan-Booklets-v5-prf.pdf</a> , on the back page you request comments about the document contents. Firstly, the steering group must ensure every resident in the PO6 and PO7 postcodes received the postal drop and this must be rectified particularly for residents who have no access to the internet or social media. Secondly, I am still unable to find the details for the settings used to determine the RAG status, the AECOM settings for their scoring or the logic for the weightings applied to these. Can the steering group provide these details or are they subjectively applied for each village and their development plans? I notice several inconsistencies in the information published and presented at the meetings however with each dissemination of information there is space for comments which will influence the voting in the referendum. Could the steering group therefore indicate how they accurately represent opinions gathered using differing information bases? Also, can you confirm whether the steering group have been tasked with achieving a snowball consensus? Looking at Option 1 which describes 3 different sites, I understood the site of Thomsons Lane has a high court ruling against site development, could the steering group indicate how this will be addressed? In addition, the property on Lincoln Green has an agricultural tie, requiring the resident to</p>		
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		<p>derive the majority of their income from works performed on the site, can the steering group document how this will be addressed? Further with option 1, the developers have advised the DPC it is beneficial to operate with the economies of scale and splitting a development over 3 sites does not facilitate this. Therefore with 2/3 bedroomed properties being the most economically challenging to build, especially with bungalows in the mix, it is highly unlikely any construction company will make sufficient profit for shareholders undertaking this option while meeting the WCC dwelling requirements. Can the steering group explain how option 1 is able to satisfy the various interested parties' requirements? Members of DPC and the steering group have advised the shortfall in housing numbers with option 1 (91 versus 100) might be addressed by either including site DE36 into option 1 or by persuading WCC to include numbers previously excluded, from the housing conversions already carried out at Parklands (Denmead Pottery site). The reason for this exclusion, as WCC advised DPC, was because it was a brownfield site with existing buildings. Therefore, WCC will be very unlikely to view that development any differently now, furthermore using the criteria WCC applied for that site should be no different for sites DE30 and DE50, which are each brownfield sites with existing developments. Can the steering group explain whether the information above is correct and can they confirm the sites included in option 1 will fully address the WCC dwelling requirement? The objective set by WCC is to provide 2/3 bedroom homes for young starters and bungalows for older residents, therefore sites in option 1 are totally inappropriate because all 3 sites are the furthest from the village centre, specifically the retail facilities, the medical facilities and the educational establishments, therefore residents of these dwellings will require at least 1 vehicle to access these facilities and another vehicle for the worker in the household to get to their place of work. Also because the developers and Hampshire Highways have each confirmed there is no finance or willingness to modify the transport network, to calm traffic to facilitate entry or exit from the sites, or to provide additional bus services or to even widen and clear the 900mm wide overgrown footpath on the opposite side of the Hambledon Road, or to provide street lights from the 2 locations on Hambledon Road until the existing light at Green Lane. Considering the resident types the development is intended for in the WCC requirements, these reasons identified mean site option 1 will be totally inappropriate, socially isolated and will be extremely dependant on multiple vehicles per household for transport, which is exactly the opposite of "neighbourhood" and what a neighbour plan should provide.</p>		
210	PO7 6QQ	I think option 2 because it is within walking distance of the village.	Option 2	1
211	PO7 6EU	Denmead Parish Council are asking for views on a totally unacceptable choice of options with Option 1 unjustifiably discredited by the Parish Council and the land agents/developer of Option 3 having no interest in the development. This leaves Option 2 as the only viable option. Option 1 includes 3 privately owned smaller sites receiving top marks in the Steering group weighted score list. Various interactions with Denmead residents, over the years, show the villagers' preference for the smaller brownfield sites to be developed. However, the Council have made option 1 impossible by stipulating that the number in the technical assessment of the SHELAA should be used as number of dwellings to be built on each of the 3 plots. This number makes no reference to the developability of the sites nor positions within the village demography. All the sites in Option 1 are on unlit roads	Does not specify	1

	<p>with narrow or total absence of pavements – 75 new dwellings on the busy B2150 at the Uplands Road/Hambledon Road plus another 16 off Thompsons Lane is madness. Try walking along that part of Hambledon Road at 6pm on a November evening, fallen leaves cover the pavement edges, there are no street lights and headlights from speeding oncoming traffic are blinding - the dramatically increased foot fall from 91 dwellings will mean accidents will just be waiting to happen. The site at The Oaks is clearly not suitable for 45 dwellings, the land has woodland with a number of old oak trees, a dell which fills with water during heavy rainfall and a large, centuries old natural pond. The AECOM survey recommends a maximum of 37 dwellings on DE30 and DE50. The landowners and the developer agree and are offering this number in their suggested plans. This will retain the well maintained 90 year old house already on the site. It will provide a smaller development out of sight of the road, in keeping with the environs. The Council are basically blocking this option by refusing to include more of the smaller sites to make up the dwelling number to the 100. Why does it matter if more sites are included to make WCC number requirement? This leaves villagers with Options 2 and 3, both are greenfield agricultural land owned by Winchester College in the centre of the village, scoring the lowest number of points on the Steering Group weighted score list. Option 3 is being promoted by Hallam Land Agents for the College, the land includes Denmead residents' allotments and the proposed site of a new village burial ground but is also part of the local flood plain. Judging from both the plan submitted and the absence of any Hallam personnel at the local exhibitions, Hallam have a total lack of interest in promoting this site – perhaps under the instruction from the landowners to encourage and support their other site, Option 2. There is plenty of evidence that Phase 2 of the Carpenters Field development, now named Option 2 is the preferred site by both Denmead Parish Council and Winchester Council planning department. It is certainly not ideal – the area floods and will be worse with more dwellings and nowhere for water to soak away. It is, however, closer to the village, schools and shops which will be better for the affordable housing and retirement bungalows though the Anmore Road/Hambledon Road junction is likely to become a bottle neck with the extra traffic from 100 dwellings. How long before Phase 3 and even Phase 4 are implemented to provide the 238 house SHELAA deems can be built on DE11– can the village amenities cope with that number? There were other sites, DE05 and DE08 off Forest Road which could well have been more acceptable to villagers, and more appropriate for new development between areas of existing development but the Steering Group has ruled those sites out. Why? The area of the settlement boundary of Denmead makes no sense with regard to the existing housing – the east of Hambledon Road from The Oaks to Forest Gate, all very well-established residences are outside the settlement boundary, yet the infilled ribbon development on the west side is within the boundary. Similarly on both sides of Bunkers Hill, the well established housing is outside the boundary yet the ribbon development between Inhams Lane and Forest Road is inside, as is the similar ribbon development on School Lane. A new village plan should incorporate all areas of long established dwellings in the community infrastructure into the settlement plan. The unsightly plots of agricultural tied properties amongst residential plots could then be avoided – there may be more infilling, but it would be controlled with appropriate dwellings rather than the industrial storage now on the site of the 'Poultry Farm'. The sensible option</p>		
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		for the steering group to present as Option 1 would have been smaller developments of less than 10 dwellings on each of DE 30, DE40 and DE50. This would have satisfied the need for larger houses, as seen by the number of small chalet bungalows in Uplands Road developed over recent years into large houses and would have released smaller houses onto the property ladder as villagers traded up. A lesser number of affordable housing and retirement bungalows could then have been built on Option 2, the pressures on the village roads, pavements and communal drainage would have been minimalised. To conclude - Of all the sites available, Denmead Parish Council have presented the residents with an impossible choice with the threat of Winchester Council overriding the local wishes of the village if Option 2 is not selected for the referendum.		
212	PO7 6ND	We support Option 2 as it represents a highly sustainable and deliverable development being nearer to the doctors, dentist, schools, bus stops and local shops.	Option 2	2
213	PO7 6LU	After studying the Neighbourhood Plan Sites Consultation, I believe that option 2 is the only sensible option for Denmead.	Option 2	1
214	PO7 6GH	I write to provide my concerns over option 2 of the above consultation. As a resident of carpenters fields, I, like my neighbours, are not happy about the prospect of our quiet culdesac becoming a large estate. Aswell as being concerned about the traffic and loss of wildlife, the issues we've experienced with Persimmon have been shocking. As I'm sure you are aware, there's been broken promises of a park, the awful issues with drainage, leaks in our roofs and the grass they refuse to cut so there is no place for our children to play. I urge you to consider smaller sites such as option 1, in conjunction with other smaller sites to meet the 100 requirement. The presentation put forward by Hallam Land for option 3 takes a much more collaborative approach with Denmead community and I would be interested to hear more about their plans. Please don't allow Persimmon to ruin the look of our village.	Options 1 or 3	1
215	PO7 6ND	I wish to vote for option 2 as it would appear to be the least disruptive choice for most Denmead residents.	Option 2	1
216	PO7 6LU	After reviewing the information I have received, Option 2 is my choice please.	Option 2	1
217	PO7 6GD	I'd like to formally object to 100 dwellings being built at site DE11. The site is already susceptible to flooding, has very poor access for anything bigger than an SUV and doesn't have pavements. I appreciate I've benefitted from the new build estate, but I just cannot see how the construction phase can be carried out without major disruption to those of us who live in Carpenters Estate. And I'd imagine that those of us affected by the noise pollution this project would cause, wouldn't be compensated. Further more to this, I'd like formally vote for Option 1.	Option 1	1
218	PO7 6JT	I have read the document with interest. I am not happy that we are, yet again, being told we need to build more houses in the village. However, I accept the need for more houses, particularly social housing. The site at Thompson lane will not accommodate sufficient dwellings, so we face having to use another site to fulfill the 100 units requirement. The site off Hambledon road would exit straight into the B2150 on an awkward bend. This road is getting busier and was never built for the current traffic. The site at the back of Anmore road appears the least objectionable. We need to ensure that the developer constructs all the social housing in the requirement and does not succeed in any argument to reduce the numbers. It will certainly increase the traffic on the B2150. It will also stress the water, sewage, electricity, gas, internet etc elements. If we are to accept extra houses we must insist on	Option 2	1

		enhancements to the village infrastructure.		
219	PO7 6HQ	1 vote each for option 2.	Option 2	2
220	PO7 6LR	After reviewing the options I wish to vote for Option 2 as I consider it the best option to provide the 100 houses required in one site.	Option 2	1
221	PO7 6LH	Option 1 is in my opinion the best site for this type of house as the site is ideal for the larger houses and the roads around are much quiter foe access as there is already an entrance for a road leading into the site ,Option 3 is situated on a very busy road .	Option 1	2
222	PO7 6PA	With regard to the neighbourhood plan consultation, I would like to ensure that consideration is given to the following: Roads and access as there will be an increase in traffic. Schools. Health services, our GP surgery is already extremely busy. Creating and ongoing maintenance of nature and wild areas. – since the most recent homes were put in, many of the required trees that were planted died, no one has been looking after them. The hedge around the green “shed” keeps flooding and dying. The “wild” area has ponds, which are badly done as they are above the level of Tanners lane, how could we mitigate this happening again? Water drainage – the run off from any new homes would need adequate drainage to avoid further flooding of the village, some created by the latest housing. Any house builder will be, ultimately, be looking to maximise profits. How can we ensure that they are obligated to contribute to the local community, and made to stick to the agreements, to reduce the potential pressures mentioned above? Options wise, I feel that we should try to reduce green field sites and be wary of boundary extensions of the village which would lead us to encroach on dark sky spaces and the national park. I like options 1 & 3, I don’t think option 2 is the way to go, see above. (thought I find the proposal for option 3 as printed in the leaflet confusing and unclear, perhaps deliberately which makes me suspicious. Also, is Winchester putting this onto us so they can avoid building in the Meon and Itchen valleys?	Options 1 and 3	1
223	PO7 6EH	Having attended the recent display at Denmead Community Centre, I write in response to the consultation regarding the sting of the additional 100 houses to be built in Denmead by 2040. The most suitable siting of these houses is set out in Option 2, which is in effect an extension to the Carpenter’s Field development. Whilst providing the required number of properties, this scheme would blend into the existing stock and not impinge too greatly on the appearance of the village, since it would, in effect, be tucked largely out of sight, especially since the sole access route is to be through the Carpenter’s Field development. Option 1 simply doesn’t work, and Option 3 would result in the village degenerating into continuous urban sprawl from one end to the other. The loss of the field to the north of the Hambledon Road would negatively and permanently change the character of the village, destroying a crucial aspect of its rural setting.	Option 2	1
224	PO7 6PL	Quite clearly Option 1 is a non-starter. It does not meet the requirements of Winchester district. Option 3 whilst worth consideration it is not a compact site and poses a number of unclear difficulties. That said Option 2 would get my support. A compact site close to recent development would I think offer easier access / development to utilities/services. Additionally development completion would be swifter. (Exact same comments received on second booklet tear-off page).	Option 2	1
225	PO7 6HE	I would like to select OPTION 2	Option 2	1
226	PO7 6YJ	I am voting for Option 3. I have chosen this option because the developer mentions making safe spaces for teenage girls, and I	Option 3	1

		think this is a really good idea, and well overdue.		
227	PO7 6NP	My preferred option is Option 1	Option 1	1
228	PO7 6LN	I am emailing to vote for Site 1 for the neighbourhood plan. I would also like to add that I have significant concerns about the steering group, the undemocratic way it has been run and its lingering effects. I note that the concerns about landowners being on the steering committee was only acted upon once Winchester Council addressed it - and that the bias from certain members (bias which was recognised by the Parish Council itself in its Facebook post announcing the withdrawal of members of the steering committee) had already been part of the decision making process in the selection of the three main sites. I am dismayed at the incompetence of the Parish Council in allowing it to get this far before it was acted upon and it calls into question the integrity of any decisions made.	Option 1	1
229	PO7 6NB	I would like to express my preference for option 2 of this consultation. It is the best site out of the three options given that is within walking distance of the village and all the shops, restaurants and GP. Also good for schools and all the other amenities Denmead has to offer. For people who may not have a car, or are in affordable housing, this is ideal as there is little to no transport provided from the site at Option 1 (also doesn't provide enough houses). Option 3 development would impact the aesthetic of the village more as it's such a beautiful green space within walking distance of the centre. It would be a shame to turn it into a totally urban space.	Option 2	1
230	PO7 6UA	I vote for OPTION ONE	Option 1	1
231	PO7 6LS	Option 1 would be preferable but I cannot see this going forward as it does not have the required number of dwellings and if voted for would probably result in one of the other sites being utilised as well. Therefore option 2 would be the preferable site. It is close to the village facilities and schools and new development would be an extension to the development recently built in the vicinity. Option 3 should not be chosen—it is sited on the entrance to the village and is a welcome green lung well used by a local farmer, for livestock. It is a highly visible site and is situated on a road where the speed limit is very often not adhered to with a very narrow often overgrown path up to the centre of the village and a sharp right hand bend . There is no sensible place to put an entrance to the site. Pedestrians and road users would be put in danger and the site is also prone to flooding. (Glasspool was flooded in severe weather recent years with water ingressing into the houses).	Option 2	1
232	PO7 6PE	Having studied the options, my preference would be OPTION 1. Land to East of Thompsons Lane.	Option 1	1
233	PO7 6HH	My first comment I have to say must be about the pamphlet presentation itself:- The print used is far too small on most of the Options making it extremely difficult to read. The very first picture of houses used on Option 1 does not seem to relate to any existing houses in Thompsons Lane which is not made clear. These are NOT the house adjacent to the existing entrance to the land. As regards the Options I make the following points:- Traffic: Denmead roads are already in an appalling state of disrepair & even more traffic will only make them get worse. If there has to be more houses which will bring more vehicles then planning needs to be considered for the improved upkeep of our roads. Will the developer put money into the village for this? Infrastructure: The inhabitants of Denmead have already seen a huge increase in the number of residents but there has not been a commensurate	Does not specify	1

		increase in medical services to accommodate this. The Denmead Health Centre is struggling to cope with the increased population not only from Denmead itself but also from the huge development on the West of Waterlooville. Surely more people you need more medical services. What about our local schools, again increased population means increased school places required, no mention again of any increase in local school places. Option 1 seems to be a non-starter. It will only accommodate 41 dwellings & from your answer to question 10 of Q&A if the development is less then 100 Winchester will reject it!!! Public Transport: No mention of better public transport to help ease traffic & accommodate the increased population. Whatever decision is made it needs to take account of preserving Denmead as a village.		
234	PO7 6QQ	Option 3	Option 3	1
235	PO7 6LD	We have recently purchased a house in the area and have become quite familiar with housing options after looking to move to Denmead for about a year. We would consider Option 2 to be the most sustainable option in terms of provision of facilities for the people who will live there- proximity to services etc, in Denmead and Waterlooville, as Waterlooville does provide a lot more options in terms of shopping and supermarkets. Access to green space/ fields on the boundary of Denmead and Waterlooville is also close by with Goodmans fields and the Billy lakes area for dogs and children. There were some limitations with how option 3 was displayed as well on the info leaflet provided - this was not as clear as the other two proposals in terms of details.	Option 2	2
236	PO7 6NU	My choice is Option 1 small sites away from already overdeveloped centre where there is too much traffic, poor drainage in spite of all that has been tried, and regular flooding/ground water issues. Smaller sites will have less impact on the appearance and functioning of the village. Just to be clear I am not referring to one big site divided into 4 plots of land which is what we ended up with the last time the village voted for the development of small sites.	Option 1	1
237	PO7 6LY	I would prefer option 2.	Option 2	1
238	PO7 6NW	My vote would be for Option 1, as Option 2 will severely impact my view of the lovely countryside and will also possibly mean that we may get some flooding from the extra new houses. If Option 2 is selected who will be held accountable if any of the houses that back onto the field, get flooded ?	Option 1	1
239	PO7 6HQ	With respect to the Neighbourhood Plan Sites Consultations. Having considered the options presented, their locations, preservation of green spaces, together with the opportunity for infrastructure and development of the village as a whole I would like to suggest that Option 2 would be my favoured choice for the requirement of 100 dwellings in the Denmead Parish.	Option 2	1
240	PO7 6LP	I vote option 1 in the expectation that the development of green meadows and other smaller scale developments would fulfill the need for the 100 homes in future. The other 2 options are on flood plains.	Option 1	1
241	PO7 6SZ	I would like to cast a vote of support for Option 1 in the Denmead Neighbourhood plan.	Option 1	1
242	PO7 6NQ	My preference is for option 1, with additional housing on other smaller sites as yet unspecified, to make up to 100 in all. Far too many homes are built with insufficient space and tiny gardens. Much better to allow more space per property. Second choice is option 2, if a lot of work is done to ensure proper drainage - there is already flooding every year in the Kidmore Road area. Please DON'T put more housing on Hambledon Road (option 3).	Option 1	1

243	PO7 6YW	I believe the option that would most benefit the village is: Option 3 - Hambledon Road.	Option 3	1
244	PO7 6LU	I give my comments below on the consultation paper you sent out. Option 1, in my opinion is a none starter as it is only providing 41 dwellings and access to the village would be along narrow lanes where currently it is difficult for 2 cars to pass, there are very few pavements and there is only one bus every 2 hours from that part of the village. Option 3, whilst closer to the village centre would still entail a walk to access all the amenities in the village centre. Option 2 would be my preference as it adjoins the existing development of Carpenters Field and is close to all amenities in the village and should further development be required could cater for that too.	Option 2	1
245	PO7 6LU	Having reviewed the three options provided by the steering group I think that option one is a non starter as it does not provide for the 100 houses required. I believe option two best provides for the needs of the community as it would adjoin the existing Carpenters Fields development. Residents would have easy access by foot to the Health Centre, shops, dentist and the village centre bus stop.	Option 2	1
246	PO7 6HH	Comments ... I would like to state my preference for the houses which have to be built in Denmead to be Option 2. This decision is taken considering the development which is to take place in that area in any event with the solar panels, and possibly Aquind. It will be least visible when going through the centre of the village, in my opinion.	Option 2	1
247	PO7 6QA	I want to vote for option 1 of the neighbourhood plan.	Option 1	1
248	PO7 6HG	Comment: I would like to choose OPTION 2. I think this is the best of the 3 options put forward as it is the closest to the village centre, development has already taken place there and it provides the target of 100 dwellings required.	Option 2	1
249	PO7 6QQ	Having looked at the 3 options, and on the basis one of them has to happen, I would prefer Option 3.	Option 3	1
250	PO7 6QQ	Having looked at the 3 options, and on the basis one of them has to happen, I would prefer Option 3. Option 1 is not suitable if it is not providing the necessary number of houses required. Option 2 is not suitable due to the field being prone to flooding and there is already too much surface water due to the Carpenters Field development.	Option 3	1
251	PO7 6NZ	My vote is for option 3. Option 2 near Anmore Road will have serious consequences for surface water flooding and problems with the sewage system. The system is already overloaded. The current pumping station cannot cope as it is, let alone adding 200 plus houses. Please consider what the residents want.	Option 3	1
252	PO7 6HH	Thank you for posting the recent have your say leaflet. Based on the information provided I would like to make the following submissions: Option 1: Where it is good to see some development proposal towards the west end of Denmead; the proposal of 41 new homes seems to fall short of our requirement. Option 2: I have concerns this continues the overdevelopment of Anmore Road and the surrounding area. The increase of traffic and flooding in the lanes from recent development has already been noticeable to me. The new solar farm which has also been approved in the area will create a massive new brownfield site on the land which can be developed for housing after the solar farm's relatively short life span of 25 years (from my understanding, solar panels degrade and there are not restrictions on the land to always be maintained as a solar farm). We also do not know how the new Government's energy department will make decisions for the recently halted plans. Having all our recent and significant development taking place in the same area of the village is having a disproportionate	Does not specify	1

		effect on the quality of life of people living in the area and I believe it's only fair that the burdens of the required development on our village be spread out/ shared. Option 3: This option appears more developed than the others presented and includes plans in bring enhancements to the village and would see the development burden spread out. However it undoubtedly will bring increased traffic into the centre of the village. The bus network to and from the village is woeful and any developer who believes people will ditch cars because they live closer to the centre are delusional.		
253	PO7 6JJ	My preference is option 3 as this will, in my opinion, be the most sympathetic on the impact to the village. It will allow the village to maintain the semi rural feel and not feel like a mass new build. I would have supported Option 1 if it had put forward the required number of dwellings and struggle to understand why it is even an option. I would have supported option 1 as this was the most in keeping with the villagers voted choice to see the 100 dwellings spread across multiple little sites. Option 2 will destroy Denmead as a village. Just call it a town with zero character.	Option 3	1
254	PO7 6NU	Can you look into flooding + road lighting for Options 2 + 3 - I've lived in my home for 4 yrs and since Carpenters Field is completed there is a real issue with flooding in particular. Please can you deliver any new plan leaflets to my house? I haven't received any and it is not available online to find.	Does not specify	1
255	PO7 6SU	Option 3 preferred. Spreads development around village + avoids a single high concentration of houses (Option 2).	Option 3	1
256	PO7 6SU	Option 3 (Hallam) is preferred option. This spreads the development of housing across the village. However concern re road access / blind corner. There is danger if Option 2 goes ahead and then WCC require even more housing Anmore becomes more of a "ghetto" development.	Option 3	1
257	PO7 6PR	Why has Option 1 been included as a choice? If Winchester will turn it down as there are not enough houses to be built. The future building should be spread around the village not being built to extend the size of the Carpenters Field site. Current flooding will only be increased by Options 2 and 3. Option 2 is already suggesting even more development on top of this proposal. Why is there no mention of additional facilities for people in Denmead, for example an additional GP practice? As there is no real choice other than Options 2/3 then I feel that the only choice would be to vote no.	No	1
258	PO7 6NW	No lazy (? Unsure due to handwriting) single developments along / around Anmore Road should be considered. The infrastructure (sewage, drains, road) can not handle any more houses. Where will the people buying these "affordable" houses going to go to see a doctor, send their children to school. No to any lazy (?) developments in Denmead.	Does not specify	1
259	PO7 6NW	Option 1 or Option 3. Option 2 = definite NO.	Options 1 or 3	1
260	PO7 6UW	Received leaflet yesterday - 21 Nov! I prefer Option 3. I think bungalows should be included for older people.	Option 3	1
261	PO7 6NW	Option 1.	Option 1	1
262	PO7 6NW	Option 1.	Option 1	1
263	PO7 6UX	2. No sports pitches on edge of the countryside please. Please try and police / regulate traffic speed through the village.	Option 2	1
264	PO7 6XR	Option 1: too few houses. Looks too expensive for most. Option 2: concern over drainage & flooding of local roads. Option 3: preferred option. Looks most well thought out, possible additional facilities (eg: pitches) for residents.	Option 3	1

265	PO7 6NT	Option 1.	Option 1	1
266	PO7 6NT	Option 2 has little consideration to fitting in with rest of the village. Just an extension of already ugly Carpenters Field. Too much traffic on Anmore. Anmore Road already floods at corner of Mill Lane. For Option 3 - more sympathetic to local area - look, environment, etc.	Option 3	1
267	PO7 6NT	Preferred Option 3. Keeping the allotments, the planners have a better vision for the village. Option 2 would be a disaster to Anmore area.	Option 3	1
268	PO7 6NT	I vote for Option 3. The development is broken up into section, more fitting. Against Option 2, existing flooding - traffic - congestion in Anmore.	Option 3	1
269	PO7 6NT	Against Option 2 - too much traffic on already fast cut through, drainage not sufficient. Another concrete jungle like Carpenters. For Option 3 - more considerate to the village - more green spaces. Could help calm traffic on already fast road.	Option 3	1
270	PO7 6ND	Option 3. Would like fiber broadband, traffic calming on Hambledon Road, open safer spaces to walk, affordable houses!	Option 3	1
271	PO7 6UY	Hi, I have just looked at the Denmead Scene parish magazine and realised that I have not received the Neighbourhood Plan Sites Consultation leaflet. However, I have taken a look at the Neighbourhood documents online. Your August 2024 site assessment seems sensible in preventing the infill of the Denmead gap. I recently walked from Home Mead to the Fox and Hounds then back in the dark. It reinforced the necessity that any development in between Anthill and the main village or to the east of Inhams Lane should mandate major improvements in both lighting and footpaths around School Lane and Inhams Lane. Equally any development to the South of Forest Road beyond Parklands would need to guarantee that surface water coming off those slopes in a storm, don't end up flooding the homes on the north side of the road, particularly with the rising intensity of rain fall due to climate change.	Does not specify	1
272	PO7 6EP	I would like to make a vote for Option 2 of the Denmead neighbourhood consultation please	Option 2	1
273	PO7 6PR	My vote would be for Option 2. This is taking into account the size of the plot, allowing for more green space between the houses and larger gardens per house. In addition the area of DE11 north of Tanners Road, could be an extension to the nature reserve with a car park to allow visitors and disabled to visit the extended nature reserve. Additional balancing ponds could be constructed within the site to allow for surge water storage.	Option 2	1
274	PO7 6NT	I wish to recommend Option 3, Land at Hambledon Road, Denmead to be adopted in the updated Neighbourhood Plan. This site would give a better balance to the centre of Denmead, rather than yet more development on green fields to the north of Anmore Road. Furthermore it has a more defined boundary, and would be more unlikely to "creep" into adjacent greenfields. The access from the site would be immediately onto Hambledon Road, not needing to go through existing residential dwellings. It would make a good balance with the existing development at Frenchies Field close by.	Option 3	1
275	PO7 6LJ	I'm a Denmead resident having lived here for 30 years. I've looked carefully at the options and my vote is Option 1, and to either utilise other smaller sites already identified or build 30 houses on each of the other two larger sites to make up the required number. This would impact less on the rural nature of the village than another massive development. I note you quoted Charles Church as being reluctant to develop small sites. If the large building companies are reluctant to build across several smaller sites,	Option 1	1

		which smaller developers have been approached? I do think that the time has now come to spread new developments more evenly across the village. My vote is for option 1.		
276	PO7 6NB	Option 2	Option 2	1
277	PO7 6NB	Option 2	Option 2	1
278	PO7 6LR	<p>OPTION 1 - this is my PREFERRED OPTION. I am very confused however. Originally Option 1 was sites DE30, DE40 &amp; DE50 combing three smaller sites together to provide 91 dwellings. The "Have Your Say" brochure through my door appears to only show what was originally DE40 (Land off Thompsons Lane) providing 16 dwellings. This plot is now described as Option 1 offering 41 dwellings. The requirement is 91 dwellings, so are Lincoln Green Nursery and The Oaks part of this? OPTION 2 - this site would be a continuation/extension of the most recent development of Denmead. Access points seem to be already established, flood risk is low and, due to it being off the main road through Denmead, there would be minimal impact on visual landscape. Over development is a concern however. From what I have read, the cost incurred with the potential removal of TPO trees has influenced its overall suitability rating. This is my second choice of option. OPTION 3 - this site seems sympathetically designed and is the largest. Despite a sensitive design, this site would have the most visual impact on landscape as it would destroy one of the last remaining agricultural fields along Denmead's stretch of the B2150 and, more particularly, one most central to the "village" centre. Cows and sheep in this field are the only representation to "village country life" left for regular and non regular users of this road to see. Flood risk is higher here. At present, "The Dell" fills with water when the weather is bad. My concern would be that Health &amp; Safety will fill in The Dell and make the flooding worse. This would be my last choice of options.</p>	Option 1	1
279	PO7 6HH	We think option 2 is the one which should be accepted.	Option 2	2
280	PO7 6HG	Comment: Looking at the neighbourhood plan. Option 2 is my preference. My reasoning: It fulfils the 100 house requirement which one of the options does not. It is close to the village centre meaning less travel between the village centre and the dwellings. Thus reducing the length of some car journeys. It maintains a concentration of houses near the village centre so that Denmead does not become a "stretch" of houses along the main road.	Option 2	1
281	PO7 6YF	Thank you for the recently received plan. It is clear that option to build c.100 units is likely to prevail. Lessons from Carpenters field need to be learnt. The centre of the village has not been improved by the completion of this flood prone site. Since development completed the Kidmore lane car park has become a pond too often as does the junction of kidmore lane and Hambledon Road . Clearly a contributing factor is the recommend of Carpenters field . The village needs more affordable housing and sporting amenities for young families and bungalows for those in the village wishing to down size. Your focus should be on delivering meaningful amenities not a poorly sited conservation area as was the case with Carpenters.	Does not specify	1
282	PO7 6NF	I am unsure if it gets taken into account, but I would like to convey my preference for OPTION 3 (THREE). The reason is I believe this option ties the village together without expanding from its current boundaries. My second choice is OPTION 1 (ONE). I would not consider Option 2 as viable due to the location with its already congested access, and its expansion of the village boundaries.	Option 3	1

283	PO7 6LY	Thank you for the consultation documents. I choose option 2 as it appears to satisfy the requirement for 100 dwellings.	Option 2	1
284	PO7 6TL	Subject: Options 24. Thank you for your excellent neighbourhood Plan. It is good to invest ratepayers in this process, although our views will not count for much in the scheme of things. Of the 3 options, Option one does not offer much, and is set a long way from the village centre. There will be many households without a car and I am only aware of a thin bus service to Hambledon and nothing along Thompsons lane for these people in the supported housing. Also it only offers a part answer. So NO here. Option three. this a meandering dream of what might be , over a huge breadth of land, much of it back land for serious access. (This exercise is not about community orchards and habitat creation, but a response as to where to place the new houses that Winchester requires). So NO here. Option two tacks onto the ransom spur that is at the edge adjacent to Carpenters Field and is conveniently close to the village centre to serve those on foot. The enclosed plan has been worked out to deliver the dwellings that Winchester require in this one site . This one is clearly a YES, the only one!	Option 2	2
285	PO7 6LJ	We both feel the best option is Option 2. As some of the houses are affordable, proximity to village centre amenities would be advantageous. Option 3 is not very clear.	Option 2	2
286	PO7 6RD	My vote is for option 2.	Option 2	1
287	PO7 6LU	My submission for housing is option 2	Option 2	1
288	PO7 6NT	Thank you for arranging the various consultation events for residents, in addition to the informative postal brochure. (Wouldn't it be nice if all developers consulted with neighbours). My preference is for Option 3 Land at Hambledon Road (the Glasspool/allotments area), because it offers to satisfy the full Winchester City Council's quota in one go. This avoids the dependency on controversial and sensitive in-filling, garden-grabbing, small developments, which lead to intense urbanisation of the village with consequential loss of valuable green spaces and wildlife habitat. It also helps to balance out housing development across the village, and takes the pressure off the Anmore Road area, which has caused, and still is causing, so much distress to residents. Option 1 is also attractive, but appears to be heavily dependant on controversial and sensitive in-filling, garden-grabbing, small developments to make up the quota, and so is not a contender. Option 2 has great benefits, but we have suffered enough from the Carpenters Field and Gathering Gate developments on Anmore Road, and are currently suffering more from the very controversial, current proposals on Anmore Road. The current controversial Tanners Lane proposal is also adding to this issue at this time.	Option 3	1
289	PO7 6NZ	My vote is for option 3. Option 2 near Anmore Road will have serious consequences for surface water flooding and problems with the sewage system with a risk to public health, including children. The system is already overloaded and the current pumping station cannot cope as it is, let alone adding 200 plus houses. Please consider what the residents want and the risk to public health.	Option 3	1
290	PO7 6GH	We would like to take this opportunity to provide our comments and opinions on the suggested plots for the Denmead Neighbourhood Plan, mainly our concerns should Option 2 be selected. As you can tell from our address below, we would be one of the houses mostly affected by the construction should Option 2 be the chosen location. We are not fully against the idea	Option 3	2

		<p>of new dwellings, however we do feel the plans proposed would not be suitable. Firstly, upon review, it seems Persimmon would like to create a new road to the dwellings through our estate. The location for this new entrance is currently allocated as parking for the houses in this alcove. Should this be turned into a road, there would be many more cars parking on pavements, blocking entrances etc. as there would not be sufficient parking for all houses. Let's face it, there never is enough parking. Our main concerns are how this could cause access issues for emergency services and create further congestion, thus affecting air quality. Our house was also built by Persimmon under the name of Charles Church, and to be quite frank, they are an utterly awful company. Their customer service and aftercare is appalling. For months we suffered with flooding issues and in the end, had to pay a lot of money to fix ourselves, as they were incapable of providing the correct people to rectify. Should you allow Persimmon to build in the field behind our estate, we fear these flooding issues will only worsen, leading to many more unhappy villagers. When we moved in, we were assured by Charles Church (Persimmon) that no construction would take place in the field behind, as both this and the trees are protected. We are highly disappointed that this has now been changed, as it was one of the reasons we chose Denmead as our place to call home. We understand that dwellings need to be built, and therefore feel that if this is the case, Option 3 would be the better area. For starters, entrance would be from the main road through the village, meaning no disruption to other estates. It's also a chance to provide jobs to a business that has not yet completed any construction in Denmead or surrounding areas. As mentioned previously, we are not against the construction of new dwellings, however we ask you to consider our comments above and trust you will make a decision that best helps the community.</p>		
291	PO7 6NS	<p>Having seen the deluge of water around Kidmore lane and Edneys lane yesterday , I really feel that option 3 is far more suitable than building more homes on the soggy land adjoining Carpenters field . Every time it rains I'm dodging puddles and being drenched by speeding cars and kidmore car park was yet again flooded.</p>	Option 3	1
292	PO7 6LU	<p>My preference is Option 2 of the neighbourhood plan. Whichever option is chosen I would like to ensure that the necessary drainage and infrastructure are put in to place to stop the risk of flooding to the properties' and surrounding areas.</p>	Option 2	1
293	PO7 6LU	<p>My preferred option is Option 2 of the plan.</p>	Option 2	1
294	PO7 6HG	<p>We vote for Option 2 because it gives 100 dwellings, it is specific (Option 3 is not), it has the least visible impact on the village, it provides easy access to the centre of Denmead.</p>	Option 2	1
295	PO7 6UZ	<p>My comments on the plan would be to go for option 2. This seems a sensible option as it would continue the Carpenter's Field development, it is close to the village amenities and schools, and doctors, especially as included in the development some bungalows are planned for older residents, who may need this facility. And proximity to buses and shops.</p>	Option 2	1
296	PO7 6XR	<p>ONE As this option does not meet the required number of dwellings and thus will be rejected by Winchester, we are not sure why this Option has been proposed during the public consultation phase. We are firmly of the opinion that this option should be removed by the PC. TWO The most well-developed of all the options, it smacks of being a 'done deal', perhaps linked to the Carpenter's Field site where clear provision has been made for access to the proposed new site. Water table, flooding and the capacity of black water drains, that have plagued the Carpenters'</p>	Does not specify	2

		Field properties and created flooding, remain serious shortcomings of this site. THREE An incomplete option with little detail. However, it would appear to offer the optimum and least disruptive site. Our only concern would be to ensure that the allotments are not included in the final plan. Lack of detail in terms of style, access and environmental issues (especially water) is of concern. The closest site to the 'centre' of the village. GENERAL We are concerned that only one of the proposed Options (TW0) has anywhere near sufficient detail. None of the options include any indication of impact on supporting services (roads, drains, etc.), or broader environmental impacts. Denmead is surrounded by higher ground on all sides; In effect it is a bowl. Flooding is already an issue for most accesses to the village, most notably on the country roads. What land remains on offer as proposed building sites is sub-optimal. Question for Winchester: Why build another 100 homes on extremely challenging ground with significant impact on the water table and the overall environmental security of the village?		
297	PO7 6TL	Comments: Option 1: Good/best site for housing extending existing built area but only 41 offered, so where would others be built? Option 2: Persimmon built on site adjoining option 2 site. The flooding on Tanner's Lane and the village end of Kidmore Lane continues. There has been new flooding ( 15 + cms deep) in the corner of Kidmore Car park on 2 occasions this winter already. With flooding likely to worsen with climate change- how can we have any confidence in Persimmon addressing the flooding issues on the proposed option 2 site, when they have not addressed the flooding around their original site. In fact, Persimmon don't even mention the flooding issue in the area on the information sheet. There are no additional benefits to the community other than '2 open spaces' -with no detail. Option 3: Links existing built areas, along Hambledon Road. Hallam show willingness to consider the communities living here, have considered how to mitigate flooding risk and have a more comprehensive and holistic vision.	Option 3	2
298	PO7 6YB	Option 1 - This option only offers 41 dwellings. I cannot understand the reasoning for including this as an option. Therefore, realistically, only two options have been presented. Option 2 - This is the most detailed option including showing the access point from the latest build and yet there could be more detail. There is no mention of the impact on the environment or detail regarding services especially drainage. Option 3 - This option, by its own admission is no means finished. It is immature & vague. So, the only option I see as feasible is option 2 which is the answer I think the handout is aiming for.	Option 2	1
299	PO7 6JZ	Whilst stating the obvious——— why does Winchester not see that further housing in the Denmead area will overburden the already congested road system. Peak time traffic going East along the Hambledon Road (the majority need) is stop/go, only worsening as Waterlooville is approached. 100 extra homes has the potential for 200 additional vehicles with the potential for this to grow further as 2 car families become 3 or 4! Gridlock is the likely outcome. I'm sure this argument has been submitted prior to my submission but until an upgrade to the road system is implemented what are the implications 20 years from today? Any future development must include improvements to the road system as a condition of the permission to build.	Does not specify	1
300	PO7 6FS	Please accept this email as my registered vote for Option 2 of the DNP	Option 2	1
301	PO7 6HF	I would like to express my strong preference for Option 2 in the neighbourhood plan as it is an extension of an existing	Option 2	1

		development and I believe will have the least impact on the nature of the village.		
302	PO7 6DE	<p>Please see below my comments concerning the above consultation. Option 1 This option should be largely disregarded as it does not meet the required allocation or criteria for Winchester. This option would be out of place amongst the existing residential properties. The lanes around this site are inadequate and unsuitable for this type of development. Option 2 This appears to be the most appropriate option for the following reasons: Proximity to the existing Kidmore Farm development. Easy access to both Waterlooville and Denmead village facilities – the likelihood is that interaction would be greater with Waterlooville. The developer Persimmon appears to have already engaged/have strong relationships with additional consultancies required for the site. The development of the site could ideally coincide with the creation of the Solar Farm at Edney’s Lane which would reduce overall disruption to/through the village. Option 3 This site does not appear suitable for the following reasons: The site is flanked on 2 sides by the B2150 with 2 quite tight road bends and is little more than a country lane. Construction and additional traffic once completed could pose additional safety hazards. Option 3 would cause additional congestion through the centre of the village with associated safety hazards for businesses and pedestrians. Option 3 would negatively impact and adversely affect the character and attractiveness of west side of the village – ie. thatched house and White Hart public house. The promoter does not appear to have builders or architects engaged and only cites “potential” amenities with no detail, so it does appear more of a speculative proposal. Therefore, having reviewed all of the options, Option 2 appears to be the most suitable option.</p>	Option 2	1
303	PO7 6PR	<p>I wish to make the following comments about the current Denmead Neighbourhood Planning process. My name is Rebecca Lawton, 4 Ashling Gardens, Denmead PO7 6PR. 1. I have concerns that there is a danger that the outcome for options to be placed in the Plan appear “pre-determined” with little chance to be influenced by all local residents. Option 2 appears to be receiving greater promotion than the other two options tabled. In the national roadmap document on neighbourhood planning, it is mentioned that predetermined outcomes are unlawful in a statutory consultation. 2. It is clear that there are many sites across the west and north of Denmead that could be used for this development and in the light of the heavy development that has already taken place adjacent to the Anmore Road area in Carpenters Field and the subsequent approval of the solar farm on the north-east side of Denmead, the new development should be located elsewhere in the village to make future development balanced throughout the village. 3. Having seen Winchester City Councils SHELAA report for Denmead a number of sites with “weighted” scores in the 90’s clearly could be included for housing development in the neighbourhood plan. Therefore all other sites need to be included in this process and fully considered. Use of a number of sites could enable the required number of houses to be developed with less impact on one particular part of the village. This could link with and enhance the current option 1. Option 1 should be reworked to include other nearby areas and to meet the required volume of housing development needed. 4. At the “drop in” at the Church Heath Room, the Chair of Denmead Parish Council told us that land at Anthill Common could not be included as this land was covered by a SSSI. My research shows this NOT to be the case. Winchester City Council confirm that as an area identified as part of the SHELAA, the Anthill Common areas could also be included</p>	Option 1	1

		<p>for full consideration. 5. I have concerns that the Parish Council is seeking to partner with Persimmons House builders and at the “drop in” I heard from Persimmons that they have an agreement with the land owners Winchester College to eventually develop housing across all of this land (including North of Tanners Lane). This area of natural green space is a valuable resource for local residents and development of this area would decimate the area further for local people - Particularly regrettable is that this land for option 2 is actively farmed rather than set aside as fallow land on other sites with no true agricultural worth. The use of this land could have a detrimental impact on the viability of the tenant farm and ultimately lead to the closure of the farm. This is added to by the potential offer of other fields for the cemetery extension and other infrastructure. 6. It appears from concerns expressed by current residents of the recent housing provision on Carpenters Field adjacent to Option 2 that Persimmons have not satisfactorily fulfilled their commitments. Before any future new partnership activity is further considered with Persimmons, Persimmons should be required to deliver on all of their commitments and promises related to the Carpenters Field area. 7. Development of the current Option 2 area would generate significant and unsatisfactory additional levels of traffic and environmental issues. Flooding is already a major issue in this part of the village. The geology and topography of the proposed site does slope toward the existing pond on site. This pond is full during all times of the year and would easily overtop with the excessive rains even if enlarged as proposed. The change in the climate will only increase the amount of surface run off from any new development here. Flood water would flow into White Horse Lane, Edney’s Lane and then onto Anmore Lane. The present drainage system here cannot cope with the water now. Option 2 should not be taken forward. I hope that you will fully consider the above comments and that the other many smaller sites are appropriately considered, particularly as part of a reworking of the current option 1 as a preferred option.</p>		
304	PO7 6TL	<p>Firstly, both the font size and the aerial maps on the Option pages are on the small size and difficult to read. Option 1 Does not meet criteria. Option 2 Already too much development in this area of the Parish / Village. Option 3 Clearly states “by no means a finished masterplan” so how can it be submitted as a plan / option? However, the cemetery does need expanding. Our preferred option is Option One.</p>	Option 1	2
305	PO7 6EA	<p>I vote for option 2. The field coming through the village that is option 3, is the last green field left in the village. Losing that green field will mean the village will loose its rural identity- not to mention the wildlife that it will affect - the owls, bats, deer and more. The affect it would have on the ancient woods there as well would be catastrophic.</p>	Option 2	1
306	PO7 6PR	<p>I attended the consultation in Denmead War Memorial Hall recently and submitted a comment whilst there. I have since looked at the Winchester Plan. Denmead is covered on page 435 and states that; Development will be expected to address the following: ii. Have regard to information on local need for new homes, jobs and facilities, for their plan area. Option 3 on the 'Have your Say' leaflet does have some mention of 'Potential community orchard, Public open spaces etc but I can't see any mention of facilities in Option 1 or 2. Having walked into the village centre this morning, after a day of rain, a third of Kidmore Lane carpark is submerged. The junction of Kidmore Lane with Hambledon Road is almost covered with water, and there are large puddles on both sides of the road on the way into the centre. This is without an additional 100 houses being built on either Option 2 or 3. As a member of Ramblers, group</p>	Does not specify	1

		walks are avoided on the footpaths in the areas of Options 2 and 3 during the winter as it is known to be extremely wet from November to March. During the original consultation period in 2015, I understood that a repeated comment from people in Denmead was that new houses should be spread around the village, not just concentrated in an area that will be even more prone to flooding with the housing estate extension of the Carpenters field proposed in Options 2 and 3. A credible third option needs to be made, rather than Option 1, which with only 41 dwellings will not be accepted by Winchester. Even if it is a sensible area in which to spread the housing stock.		
307	PO7 6UU	If the village has to have more houses built on it, then I prefer option 2. Ideally, brown field sites would be used first, which I understand is option 3 but this is far from clear.	Option 2	1
308	PO7 6XS	I think Thompsons Lane with 2/3 bedroom and bungalow development would be ideal for Denmead as using this land for executive homes is not an ideal use. I think Thompsons Lane option with development of 2 and 3 bed homes and bungalows is a good option for Denmead, to use this as an executive home development is not best use of land.	Option 1	1
309	PO7 6XS	I think Thompson Lane should be developed as an infill to denmead without making denmead spread with its currant boundary Denmead needs 2/3 bedroom houses including bungalows As an ageing population that needs to down size but also allows first time buyers to buy within the village.	Option 1	1
310	PO7 6NT	I wish to vote for option 3.	Option 3	1
311	PO7 6PB	Thank you for the opportunity it's to comment on the proposals to amend the Denmead neighbourhood plan. I have two main points: 1. Proposal 2 risks significantly exacerbating issues with water management in the Anmore area. Having lived at the junction between Mill Road and Anmore Rd for over 25 years I can personally attest to the impact that run-off water has in this area. Edneys Lane and White Horse Lane both effectively serve as drainage routes for the surrounding farmland, that was part of their original purpose. However, subsequent development in the village, including the filling in of a critical balancing pond, coupled with poor maintenance of ditches has resulted in considerable flow down these roads and toward Kings Pond. On top of this, the main sewer along Anmore Road is at capacity and surges during times of heavy rainfall - even causing it to spout through the inspection hatch at the junction. I fear that any further development in this area will only make this situation worse and whilst I understand that the developer will be required to install a SuDS, we were given similar assurances when Carpenters Field was developed. A casual glance at the Kidmore Lane car park, currently 1/3 under water, makes such assurances worthless. This, to my mind makes this option inappropriate. 2. You state in the FAQs that Winchester will not accept any plan that does not allocate "about 100" dwellings. However Option 1 only proposes 41 dwellings and there is no indication as to whether or where the additional 50+ dwellings are to be found from. By your own definition, this proposal will be rejected by Winchester and is therefore not a viable option, so why has it been proposed for consideration? Given the above, I contend that Option 3 is the only viable and safe option for further development.	Option 3	1
312	PO7 6LT	We are writing to comment on the recent proposals for suitable building sites in Denmead, to accommodate 100 new dwellings, in line with Winchester City Council's requirement in the local plan. With regard to option 3 - "land at Hambledon road", we would like to point out, that according to Winchester Council's website, Harts	Option 2	2

		copse and High Wood, (grid ref. SU65301240) are woods that contain, "a significant element of ancient, semi natural woodland". We feel that building 100 dwellings in very close proximity to this site would compromise its integrity and preservation. We would also like to say that the Hambledon road (B2150 ) is already a very busy road and travelling eastwards from Hambledon, there are a number of blind bends. Construction traffic entering and exiting, and traffic exiting after the site has been developed, would contribute to making this part of the route more hazardous. It would seem more logical, that a site such as that at Anmore road, (option 2 ), where there has already been some development, would be more preferable. It also has the added advantage that traffic exiting the development would have several road alternatives to access the B2150, without causing a bottleneck at just one point.		
313	PO7 6NB	I am writing to express my support for 'Option 2' – The proposal to allocate 100 residential dwellings on the site north of Anmore Road, Denmead. This project presents an excellent opportunity to address local housing needs while contributing positively to the community. Below are the key reasons to support this proposal: Community-Centred Allocation This site, located near the village centre, has been thoroughly assessed and found to have no significant constraints to development. Its adjacency to existing residential areas, strong alignment with community needs, and excellent access to essential amenities make it a practical and sustainable choice. By selecting this site, Denmead can meet its housing targets, support high-quality growth, and preserve the village's unique character for both current and future residents. Community Alignment The site aligns well with the objectives of the Denmead Parish Council's Neighbourhood Plan, which aims to accommodate additional housing needs over the coming years, further to this, it is the most favourable option due to its relationship with existing infrastructure and services, Strategic Location The proposed site is ideally situated: Adjacent to the village: Its proximity to Denmead's settlement boundary enhancing integration with the existing community. Close to services: Within walking distance of essential facilities, including schools, shops, healthcare, and recreational amenities, this site ensures convenient living for future residents. Accessible transport: Local bus services to Waterlooville provide additional connectivity, reducing reliance on private cars and supporting sustainable travel options. Scalable Future Potential In addition to the 5.84 hectares allocated for the current proposal, adjacent land offers potential for future development, creating further opportunity for any long-term housing requirements. Proven Developer Expertise Persimmon, one of the country's leading house builders, is contracted to deliver this development and has a proven track record of completing high-quality housing projects, including the successful Kidmore Farm site adjacent to the proposed land. Their experience, including close collaboration with Denmead Parish Council, ensures a timely and efficient delivery of homes that meet the village's housing goals.	Option 2	1
314	PO7 6NA	My preference is for Option 2 It is located in the heart of the village, near to facilities including shops, schools and health centre. As I understand, it will be developed by the same developer as the adjacent site, which as I recall, was carried out with minimal disruption and in a sympathetic manner.	Option 2	1
315	PO7 6HQ	Preferred option - option 2. Comments Option 1 This option is outside of the plan area so should not be considered. We need to protect the countryside and this would be a significant intrusion and would set a precedent for housing to spill across our countryside. It does not offer the 100 required houses so would	Option 2	1

		<p>mean that another debate would then have to be undertaken to reach the target allocated. It is therefore NOT a solution. In addition, the road coming from the top of Well Hill towards Denmead has a dangerous bend. Additional traffic there would be a danger. It makes no sense to develop these plots as they are not within easy walking of the village, so not easy for residents to reach amenities such as schools, shops and doctors. The A4 flyer was inaccurate in its claims about being 'well connected to the village and facilities of Denmead'. Part of the land being considered for this development behind Thompson's Lane has already been rejected by the secretary of state on, I believe, more than one occasion. I think that was about sewers/drainage and there has been no improvement on that situation so it not an option. The A4 flyer was not very informative around the use of the land currently known as Lincoln Green and The Oaks. If I hadn't been to one of the presentations I would have not picked that information up as the flyer only refers in name to Thompsons Lane. Option 2 This is my preferred option. It makes sense to extend the recent development to accommodate the latest target. The potential developer has already worked on the existing development too so there is some continuity. It is very close to all of the village amenities and services. It meets the target too. Option 3 Very difficult to comment on this as little detail has been provided. Other Has the Parish Council proactively approached Hampshire County Council about the land on the site of Green Meadows? It is mentioned in the FAQs but Denmead should not sit back and wait to see what happens to that land. It could be really useful for the village and we may miss out if we don't step forward asap.</p>		
316	PO7 6EP	I support option 2 (two).	Option 2	1
317	PO7 6EP	I support option 2	Option 2	1
318	PO7 6NA	My preferred option is Option 2 Being in the centre of the village it will fit in better with the existing development and will limit any increase in the developed footprint of the village. All the necessary facilities are close by which will make the homes attractive to potential purchasers.	Option 2	1
319	PO7 6ND	Option 1 would mean that the houses would be too far out from the village. This would mean elderly people and families with young children would be disinclined to live so far out. Option 3 is vague, simply stating "land at Hambledon Road". It appears very bitty and not joined up. Option 2 is in keeping with already existing housing developments. It is near to the village and would be easier for people to feel part of the community	Option 2	1
320	PO7 6ND	I feel that Option 2 is preferable for the following reasons: Option 1 would mean that the houses would be too far out from the village. This would mean elderly people and families with young children would be disinclined to live so far out. Option 3 is vague, simply stating "land at Hambledon Road". It appears very bitty and not joined up. Option 2 is in keeping with already existing housing developments. It is near to the village and would be easier for people to feel part of the community.	Option 2	1
321	PO7 6UE	I feel that option 2 is the most suitable option for the village at this time as it fulfills all the requirements that this present time.	Option 2	1
322	PO7 6HH	Thank you for all the hard work by the Chairman and the NP Steering Group. In the 1980's I was part of a group campaigning for the renewal of the very old, small diameter sewer pipe that carries all the waste water etc between Denmead and Waterlooville. Later the newer, more powerful pumps installed in the station by the roundabout, stopped the waste water from leaking onto the road, but did not solve the problem. There is no	NO	1

		practical road diversion for the traffic. When the pipe bursts the result will be catastrophic. The estimated cost of the renewal of the sewer pipe in the 1980's was £5m to £8m. Imagine the cost today! This is why I object to the building of every single extra new house in Denmead.		
323	PO7 6NB	We reject Option 1 on the grounds that it is distant from the central village amenities, with no pedestrian access. Thompsons Lane is narrow, and in places two cars cannot pass safely. Option 2 is our preferred option. 1) It is close to village amenities. 2) It is capable of providing the full 100 dwellings, with room to accommodate more in the future. We reject Option 3 on the grounds that it is distant from the central village amenities. We are concerned that the junction with Hambledon Road would be dangerous given the junction with Uplands road nearby and the brow of the hill.	Option 2	2
324	PO7 6ER	Thank you very much for your consultation leaflet. Please let me know once the below comments have been received and accepted. I would hate for my input not to be heard. I will start by saying how disappointed I am in the lack of detail in this leaflet. Only 1 of the options actually looks like a viable plan with anything that may be considered as detail. Asking us as residence to give feedback on options when they are vague proposals at best is disappointing. The fact that one isn't a full proposal/doesn't meet requirements and the other just says they will build a number of houses with seemingly no thought seems slightly rigged towards on option being preferred or selected. Thoughts on Options: Option 1 - Although this appears to be an appealing option and may potentially have the least overall impact as it is looking at a number of smaller sites it doesn't actually currently fulfil the requirement. Without understanding the exact nature of every site and understanding the full proposal this option is hard to comment on. But I would not rule it out as it could be viable but lacks detail. Is it the case that there are no other sites for 51 dwellings? Have they not been given time to do this? If there is a requirement of 91., surely that requirement has been assessed as possible. So why onyl 41 dwellings? Option 2 - The only option that appears to provide the required dwelling numbers and a plan as to how this could be achieved. However, what is the impact of this site on infrastructure and facilities? Are these also being built? Flooding and environmental impacts? This plan has the most detail but is still lacking. Option 3 - Is this seriously an option? Are we supposed to make a decision off a concept with nothing beyond a computer generated graphic and some yellow blocks that haven't been assessed for building suitability. This is a nice idea but lacks any kind of detail of how it is achieved from the information given in the leaflet. As a Chartered Manager myself, if this was my project I do not see how I could be expected to make any informed decision given the lack of detail in the documents you have provided. My understanding is currently in this process there have been meeting minutes hidden/not for public information, steering group members dismissed due to conflicting interests and various other questionable happenings regarding the neighbourhood plan I would ask for full transparency and for this matter to be more open without all the secrecy. I have the feeling that a select few are making a decision which will affect the many in the long term. I am more than willing to offer my experience and thoughts to this as part of the steering group also. Any future correspondence needs to point towards the full details of meeting minutes further information as well as summary information to ensure it is accessible to all audiences to make an informed decision. There should be full transparency with all relevant documentation given	Does not specify	1

		<p>as an option at the very least so people can read/research as much or as little as they want, this documentation should not be "hidden" behind the council websites and should be provided upfront with future correspondence. It seems to me that "What is best for the village" is not actually the agenda of those involved currently. This leaflet clearly favours one option, Option 2 as it is the only one with any resemblance of context or shows the promise of a viable plan, therefore the leaflet becomes questionable propaganda, not that it really shows anything apart from an outline. This needs to be rectified. More detail of the options and more transparency of the discussions that have already been held needs to be provided before moving towards referendum. Currently there is a lot of hearsay and rumour on social media sights and attending any of the meetings or meetings with developers seem to be short notice, obscure times and generally in the working day, ruling out a large majority. Why not broadcast these meetings online for all to see? The 3 companies/organisations involved here need to be given a deadline to actually provide a plan with context and impacts, proper building proposals and plans. It seems there has been zero consideration given to infrastructure be that roads, schools or other village services. If this has been considered why is the information not provided here? This is simply not good enough. You would not buy a singular house without a survey or without understanding the services around it. Why are we expected to make a decision on a large chunk of the village without understanding the impact? This again, is simply not good enough from the Steering Group/Parish Council. Thank you very much for reading my feedback, I have tried to make my feelings on this as clear and as objective as possible and hopefully you find it of use.</p>		
325	PO7 6EH	<p>I would like to vote for Option 3 (Site DE09) please. (Option 1 was my original preference but that is no longer viable so would be a wasted vote). I think an extension to the Carpenters Filed site should be avoided as Denmead does not deserve another large, bland housing estate and I do not believe that the future of Denmead should be determined by the "sweeteners" large development companies offer. People enjoy walking/cycling/running along Tanners Lane and White Horse Lane and to have another large development encroaching on these lanes would lose the countryside feel. Just an observation but I see, from the Site Options Document, that some sites (eg DE02, DE05, DE08, DE14) were ruled out of consideration with one of the reasons stated as being ". . . to retain the rural views . . . etc ."</p> <p>" Surely that reasoning could be applied to the many sites on the edge of Denmead, to the north, south and west, all of which look out on to the rural countryside views? Also, land to the south of Forest Road is already developed in several places with either residential, industrial or agricultural properties so any more development would not look out of place.</p>	Option 3	1
326	PO7 6LH	<p>Comment - Please reject Option 3 Land at Hambledon Road, Denmead. We have farmed Frenchies Field and fields adjoining allotments for many years. These green fields are very precious to us and our farming business and used for livestock grazing and growing crops.</p>	Does not specify	2
327	PO7 6NT	<p>This is my order of preference with regards the houses that have to be built in Denmead. Option 1- The development needs to be spread-out around the village to maintain the balance. There is public transport within 100' and pavements for access to all other areas of the village. Also visually and atmospherically this would have the smallest impact on the village. The argument over type of property will ensue afterwards. Option 3 - This again would</p>	Option 1	1

		balance out the distribution and is a niche bit of land that apart from the view has the least impact overall on the feel of the village. It balances out the Frenchies field. Option 2 - completely against. The reason I am completely opposed to this - most of all the feel of being able to walk straight into the countryside from the centre of the village will be completely lost if this sprawl goes ahead. Tanners Lane and White Horse Lane are so easily accessible to everyone and if the houses carried on down into the area it would completely ruin the rural feel of the village beyond repair . Those bits of our lanes are tranquil and nearby for a lovely walk round the block and onto all the footpaths. If houses stretched down there you would have to go further than 1 mile to access some peace and quiet and the rural feel that we all moved here for. PLEASE DO NOT TAKE THE EASY OPTION OF JUST GOING WITH PERSIMMON - this is not in the villages best interest at all.		
328	PO7 6PR	I do not want option 2 when it was heavy rain for the first time ever my garage was flooded the water was coming up from the drains in the road. I have lived in this house for 60 years and it has never happened before. I understand the drainage system at Carpenters field have been connected to the drain system running through Ashling Gardens If option 2 goes ahead can you confirm the drainage will not be connected in anyway to Ashling Gardens as this situation can only get worse.	Does not specify	1
329	PO7 6NW	All three of us would like to vote for OPTION 1.	Option 1	3
330	PO7 6GH	I wish to formally express my concern about option 2. The current Carpenters Field estate has only one entrance, already cars take the corner to and from the entrance at excessive speed, often driving over the (flat) pavement on the corner. I am very worried that if option 2 were to go ahead with the same entrance having to cope with more than twice the traffic, not to mention the construction vehicles it would entail, there would inevitably be an accident. This may be increased as all the existing residents and users of the estate would be unaccustomed to traffic coming from a new direction. My preference would be for option 1 as this spreads the load across the village, rather than one area.	Option 1	1
331	PO7 6GH	Disappointed in Vivid housing as I was told, when moving into 16 Carpenters Way, the land behind my house (option 2) was not able to be built on. I vote for option 1.	Option 1	1
332	PO7 6YG	I don't have objections to housing as we all know the population is growing. Having seen several developments over the years and seen how potential promises have not materialized is there any negotiation to ring fence funds so they can be completed. As seen on Carpenters field inadequate drainage is in place. Recreation areas have been overlooked. The running track by the Harvest home is not fit for purpose. Has anyone done a survey of how many empty/derelict homes there are in Denmead. Will the Green Meadow site form part of the housing quota in the future?	Does not specify	1
333	PO7 6LX	Hi, out of the three options, we would prefer OPTION 1, as it's much more in keeping with Denmead housing, and won't be an eyesore on the scenery. Option two will be creating more water surface flooding (already a huge issue in the area), and there are already many new houses that have been built in that area, causing traffic issues. Option three is a lovely scenic farmers field and would be awful to replace it with houses on an already very busy road.	Option 1	2
334	PO7 6NW	I VOTE FOR OPTION 1	Option 1	1
335	PO7 6NW	I VOTE FOR OPTION 1	Option 1	1

336	PO7 6NB	My preference is for option 2 because: 1. The site meets Winchester's housing target. 2. It's close to the centre of the village so residents have the option to walk to shops, schools, doctors. 3. The developer is a big company with deep pockets who could be compelled to address all environmental ,quality and safety that may arise. If they are contractually bound to do so , any breach of contract could be enforced. I am opposed to option 1 1. It's a long walk uphill to all three of the proposed sites. The pavements are narrow , sometimes too narrow for two people to walk side by side without stepping into the road. In places they are non existent. In the winter and at night pedestrians are blinded by the headlights of vehicles coming downhill towards them. There is a limited bus service which apparently may be withdrawn in the coming years. Also waiting for a bus in that location could involve crossing the main road twice or walking on it without a pavement to the nearest bus stop. Development in this area will lead to increased car use which is surely something we are trying to avoid. 2. Crossing the road on foot close to Lincoln Green and the neighbouring site or pulling out in a vehicle is tricky. It's hard to see both traffic coming up the hill from the village and from around the bend coming downhill. In January 2023 , about a hundred yards from this spot, I ended up in A & E when I fell into the road as I tried to avoid fast-moving vehicles coming from both directions, neither of which were visible to me when I had started crossing. 3. I think this option creates safety issues for drivers and pedestrians.I liked the idea of Option 3 in principle but there wasn't enough detail.	Option 2	1
337	PO7 6GG	OPTION 1 OPTION 1 OPTION 1	Option 1	1
338	PO7 6GH	Option 1	Option 1	1
339	PO7 6NB	1. Whilst the plans laid out in Option 1 are not unattractive, I cannot support this option for the following reasons: the plans do not meet the SHEELA requirements and will probably be turned down by WCC, the required density would be totally unacceptable should the developers later seek to increase their housing numbers. Site DE40 in Thompson's Lane has had two previous applications for both 20 and 10 houses refused by WCC, the latter going to the High Court where the refusal was upheld, permission only being given for equestrian use by the owners alone. Thompson's Lane has no footpaths and is not close to the village for walking (for many people). There is a direct exit from an existing house into the access road which is a safety hazard for young children as there is no pavement. Thompson's Lane is narrow with only just enough room for 2 cars to pass slowly. Lorries and vans have difficulty passing and Lorries have difficulty making the turn into the access road to site DE40. Horses and walkers use the lane regularly and any extra traffic would be an extra hazard. It is also a SINC area, for nature conservancy. 2. Option 2 is also unacceptable on the grounds that there are still ongoing problems with the Carpenter's Field development as far as flooding mitigation and unresolved housing complaints from residents. The access in and out of the proposed new site would be through one road only into the original development causing a bottleneck at peak times. All of the 200 houses would then have to exit onto Anmore Road. 3. Hence Option 3 is my preferred option as it fills in a gap between existing developments along Hambledon Road. It is a walkable distance both the village centre and the Community Centre and could provide footpath access to the village, doctors, dentist and primary schools.	Option 3	1
340	PO7 6GE	As a villager of Denmead whilst I would dispute the additional 100 house imposed onto the village by the Winchester Council and	Option 1	1

		this boat had sailed, I'd like to submit my 'vote' for Option 1. After reviewing the options in depth, my preference would be to spread the developments across the village. This will ensure the character of the village is maintained and allow the new properties to 'blend in' better across the village and the immediate communities, as supposed to one big development offered in the other two options. Option 2 would create a lot of pressure on Carpenters Way and Anmore Road which are not design to carry the additional traffic the extra 100 houses comes with (and as a local resident trust me when I say it's bad at times with speeding cars using Anmore Road as a rat run!). Similar traffic pressure would also apply to Option 3 but at the other end of the village.		
341	PO7 6GH	Hi there, Firstly a big thank you to everyone on the parish council for organising all of this! Looking through the options (and I've thought long and hard about whether it was just nimbyism...) I support option 1 as the most sensible option. The load on infrastructure and traffic would be spread more evenly, lowering the impact on any one area.	Option 1	1
342	PO7 6NB	Having considered the 3 options my preference is for Option 2 .The option meets the criteria of providing 100 houses. Option 1 does not meet this criteria and whilst Option 3 does it is insufficiently detailed to be able to offer any considered opinion.	Option 2	1
343	PO7 6QJ	My vote goes to Option 1 for the following reasons. 1. This option falls in line with the majority of what the villagers want it is spread over several sites and not all clumped together thus making it look like a housing estate. 2. This will reduce the amount of flooding that option 2 will create in the Anmore/Kidmore area as I believe that the houses that have already been built on Carpenters Field were not piled nor the land drained. 3. Option 1 will also allow other developers the opportunity to build to bring option 1 up to 100 houses the figure that has been given by Winchester County Council . 4. All options are currently outside of the Settlement Boundary Line but this is a man made boundary and can be removed to facilitate the developers who wish to build as proven for Carpenters Field, Green Lane, Gathering Gates, Lower Crabbick Lane to mention just a few. 5. Option 1 should be considered as a document was released saying that Winchester County Council advised about 100 houses (document available if required). I hope that this was not just a tick box exercise to show that the Steering Group (SG) and Denmead Parish Council (DPC) had asked the villagers what they would prefer as Option 1 does not appear to have offered anything to help with other projects were as Option 2 have said that they will contribute towards a new Scout Hut unsure what Option 3 may have offered this should be an unbiased vote when counted and not what the SG and DPC want.	Option 1	1
344	PO7 6GG	As a Denmead resident I would like to give my preferred option for the Denmead neighbourhood plan which is: Option 1.	Option 1	1
345	PO7 6NP	Vote - Option 3	Option 3	1
346	PO7 6NP	OPTION 1	Option 1	1
347	PO7 8SZ	As a local resident of Denmead, I am concerned about the size and scope of Option 2. I do not think that a Carpenters Field Phase 2, which in my option is what Option 2 is, is in keeping with the feel of the village. Why do we need another large development alongside Carpenters Field, especially when Carpenters Field has only been recently completed within the last 5 years? I understand the need for housing development, but I think that smaller, more considered sites, located elsewhere throughout the village is a more appropriate course of action regarding housing and is more	Option 1	1

		in keeping with the charm of Denmead, otherwise we will lose our village and become an extension of Waterlooville. I moved to Denmead for the village community and green spaces to raise a family. If I wanted to live in a town, I would have moved to Waterlooville. My vote is for Option 1.			
348	PO7 6NP	Please see the voting option chosen regarding the selection of suitable sites for the construction of 100 new dwellings as directed by Winchester City Council. This e mail carries two votes, as follows: Voting Preference Option 1 / Voting Preference Option 1.	Option 1	2	
349	PO7 6NW	With regard to the proposed building plans, I am firmly convinced that Option 1 is the only sensible and practical Option available for the following reasons :- During construction there is easy access for building equipment and materials, which won't cause congestion problems in the village, and heavy vehicles won't need to be using the smaller unsuitable lanes. The location will keep the the new homes within the village rather than expanding to areas with less suitable access, both during construction and subsequent increased traffic. I understand more homes are required,, but we need to balance this with being able maintain the wonderful village atmosphere we have in Denmead .	Option 1	1	
350	PO7 6NW	Option 1	Option 1	1	
351	PO7 6NZ	My vote is for option 1. Option 2 near Anmore Road will have serious consequences for surface water flooding and problems with the sewage system. The system is already overloaded. The current pumping station cannot cope as it is, let alone adding 200 plus houses. Please consider what the residents want.	Option 1	1	
352	PO7 6NB	I have lived in Denmead since 1990 and witnessed the promises of this is the Last new build phase, but that is fantasy. I would like to put forward Option 3 =100 houses quota, and maybe this could be the final new build for a few years. The infrastructure is in place already to serve this area and the possibilities of young families access on foot to the schools in Denmead.	Option 3	1	
353	PO7 6ES	Comments- We would strongly support the Option 2 of the neighbourhood Plan as expansion of an existing development and provides ease of access to facilities and amenities potentially reducing local vehicle traffic. We would feel Option 3 is a less preferred option but may still provide reduced vehicle traffic and easier access to facilities in the village. We would strongly oppose Option 1 as we feel infrastructure and connection to amenities and local facilities does not support development on the proposed sites. Access onto the stretch of Hambledon Road close to Lincoln Green site is already difficult and would be compounded by additional access points on to this stretch of road. The Lincoln Green site is a semi rural agricultural site and the impact of street lighting and increase vehicle traffic would affect the local environment. The shortfall in dwellings would require additional sites to be developed to meet the allocated development requirements for WCC. We would be grateful if these views could be taken into consideration by the Neighbourhood Plan Steering Group in making decision and recommendations.	Option 2	2	
354	PO7 6NZ	The Denmead community has been asked to vote on 3 options to meet a requirement from Winchester to build additional homes. My vote is for option 1 as being in my view the most suitable location. However, for the reasons I will explain below, I do not believe that ANY development on any location should take place at the current time until the issues identified below are resolved. The current foul drainage system in Denmead as a whole, and in Anmore (where I live) in particular, has not kept pace with the increased demand over the years as the village has substantially grown in size. For instance the Anmore area sewerage system consists of a network	Option 1	1	

	<p>of 150mm pipes which converge from Mill Road and Mill Close into Anmore Road which are far too small for the current volume. These pipes then connect further down with a larger 225 mm pipe taking all of the waste across to the pumping station in Hambledon Road. This pipe system has become overloaded on numerous occasions, especially since the completion of the development of Carpenters Field. Raw sewerage has overflowed from both highway inspection covers and homeowners' lateral drain inspection covers into Anmore Road, residential gardens, and the adjoining fields. I am a member of the newly formed Anmore Action Group ("AAG"), which is a group of residents in Anmore Road. This group has been formed because of this growing concern of the increased risk of flooding and sewerage contamination in the Anmore area east of the junction with Edneys Lane and Mill Road. By way of example, the last incident was on 31 March 2024 when Anmore Road was completely flooded from Edneys Lane down to Kings Pond. The drainage systems could not cope once again, and raw sewerage percolated from the man hole covers in Anmore Road and neighbouring gardens, which combined with the river of floodwater that ran down Anmore Road to Kings Pond and deposited raw sewerage into residential gardens and Kings Pond resulting in the need for Southern Water to undertake an expensive clean up operation. I have video evidence of this flooding and similar events have also been reported previously but little has been done. The substantial development in Carpenters Field has, based on our experience in Anmore, already changed the way the village drainage and sewerage infrastructure responds to flood events. In the view of Anmore residents it has impacted Anmore Road flooding event occurrence and severity, especially sewerage flooding during heavy rain. We believe that further development under option 2 is likely to further exacerbate the already unsatisfactory position and is simply untenable, and will directly place homes in Anmore at additional risk. Southern Water declared prior to the development of Carpenter's Field that the sewerage system in Denmead was nearing capacity and would need to be upgraded and funded by the developer if the development was to proceed. It was reported in the Denmead Plan Update by the parish Council in August 2014 that the developer had agreed to some funding. We have sought evidence from Southern Water as to whether there was any sewerage system upgrade and believe that either the upgrade did not take place, or if there were any improvements they were ineffective as evidenced by the increased number of incidents since Carpenters Field was built. We currently await their response. One of my neighbours, and fellow member of the AAG, is an engineer who has carried out his own investigation (as far as he was able) into the infrastructure in Denmead, and has analysed the data that is available on Southern Water's website. During periods when the foul water drainage system is overloaded, the pumping stations are unable to move sewerage in sufficient volumes, causing the wet well at the pump stations to be at risk of uncontrolled overflow leading to potential damage to the pumps. Consequently at such times there is controlled dumping of sewerage by Southern Water through an overflow connection into the river Wallington and its tributaries contaminating our environment at both Hambledon Road and Forest Road pumping stations. The capacity of the pumping stations should be at such a level that the overflows are only required in very extreme conditions estimated to be a 1 in 50 year incident. Yet Southern Water's data available on their website, shows for example that in 2022 there were 14 declared occasions where sewerage was</p>		
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	<p>pumped into our watercourses totalling 400 hours and 21 minutes at the Forest Road pump, and 6 occasions totalling 85 hours 42 minutes at the Hambledon Road pump. In 2023 this increased to 22 occasions totalling 666 hours and 37 minutes at Forest Road and 8 occasions in Hambledon Road totalling 41 hours and 46 minutes. Data for 2024 has not yet been published. I note that when Winchester planning asked Southern Water to “provide any information available to assess the impact on the number of duration of sewerage discharges into local rivers...” if the proposed Tanners Lane development went ahead, they failed to disclose in their response dated 13 May 2024 (available on Winchester’s website) the already unacceptably high number of discharges in 2022 and 2023, and simply stated “we are unable to conclusively determine how this application would influence future discharge rates”, and refused to answer the question, a response which in my view was wholly inadequate. It is also not known whether Southern Water have declared all of the discharges in the statistics on their web site. However, even at declared levels, the frequency of the contamination of the environment is, in our view, overwhelming evidence that the current system is already not fit for purpose before consideration is given to building 100 more houses. Also a direct correlation can be made between the dates of surface water and sewerage flooding in Anmore with dates that Southern Water have activated the overflow system contaminating our watercourses. This demonstrates that Anmore is not protected from flooding by the emergency overflow procedure, and the infrastructure in Anmore remains inadequate and cannot cope. The option 2 development for example would inevitably increase the volume further in Anmore, and would only make an already unacceptable position worse were it to go ahead. In fact it is inevitable that the building of 100 homes anywhere in Denmead will have major implications for both Anmore and indeed the village as a whole, and without any upgrade to the current system is bound to result in increased dumping into the rivers and increased flooding and contamination in Anmore, and probably other areas in Denmead. The AAG have today a formal approach (attached) to Hampshire County Council as the Lead Local Flood Authority (“LLFA”) who have a legal duty to manage flood risk under Section 9 Flood and Water Management Act 2010, and liaise with all agencies to ensure the risks are eradicated or minimised. This duty expressly includes flooding from a sewerage system. As you can see from the attached email, we are calling for a thorough review of flooding and contamination risk taking into account all known data much of which we believe has not been properly considered to date or at all. We believe that a proper investigation by the LLFA is likely to confirm that the sewerage system cannot cope with any significant increase in housing, as the current system is already not coping with the already increased population. We therefore believe that until the system can be upgraded the increased risk to existing housing in permitting further development would be well above acceptable levels, and NO further major developments should proceed unless and until the current inadequate system is upgraded to cope with the number of new dwellings planned. Conclusion The AAG was formed because individual residents had been unable to persuade the relevant stakeholders to take appropriate action to resolve the growing flooding and contamination issues faced by Anmore residents. After years of raising such issues little has been done, and these issues continue to be ignored, as evidenced by the fact there is no mention of such issues at all in any of the paperwork produced to date including in relation to option 2. The AAG are now calling upon the LLFA to</p>		
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		<p>carry out their legal duty to properly investigate the risk of flooding and sewerage contamination by considering all available data, and to properly manage these issues in accordance with that duty, and they will of course need to be given time to do so. I therefore request that the Parish Council now finally acknowledge that these issues are real and need to be properly investigated now, and support us in our request that the LLFA does so as a matter of urgency. Winchester also needs to be approached and told that this full investigation needs to be carried out now, and funding found for any necessary upgrades identified by this investigation before 100 homes can be built at any location in Denmead, as the alternative is to place existing homes at greater risk which is unacceptable, as is the continuing contamination and pollution into our rivers by Southern Water which is seemingly being allowed to continue unchecked. The AAG sincerely hope that the Parish Council will now join with us in attempting to address these issues and support our request to put further development on hold pending the investigation that we are calling for. However, I must make it clear that the AAG will consider an application for an injunction to stop any development proceeding if these issues continue to be ignored and development proceeds without these issues first being resolved, and if necessary a court order sought to force the LLFA to fulfil their legal duty to carry out this full investigation if they continue to fail to do so as it is long overdue. Further I plan on raising these issues across all forums if necessary for the whole of Denmead if these issues continue to be ignored, as clearly these issues will affect the village as a whole, and I suspect that once the data and true position becomes more widely known I am sure there will be a groundswell across the village to support our request to delay all development pending this investigation. Should these issues be resolved I vote for option 1.</p>		
355	PO7 6YE	<p>OPTION 3 Hallam Land proposal is my preferred choice for housing development. Reasons as follows: Site access/exit is onto the main Hambledon Road which has good pedestrian walkways to nearby village facilities and is currently on a bus route. This is more appropriate and safer than that of traffic from the other Options which will filter onto narrow country lanes. It will reduce the high density of building such as has happened and would continue happen with Option 2. Flooding is not known as a major problem at Option 3 site. This is unlike the Kidmore Lane, Tanners Lane, Anmore Road Edneys Lane etc. option 2, a known high flooding area. Traffic congestion in village centre will be minimised as far as is possible. Summary OPTION 3 Hallam Land appear to have a good track record on high quality and sustainable and diversity of buildings. There is also room for expansion and the offer of additional benefits in keeping with the village environment. Less risk of severe flooding in the future. Safe traffic and pedestrian access to village facilities and through the village.</p>	Option 3	1
356	PO7 7GA	My Vote is for Option 1	Option 1	1
357	PO7 6EH	I vote for Option 1	Option 1	1
358	PO7 6SZ	I vote for option 1	Option 1	1
359	PO7 6SZ	I vote for Option 1 as my preferred option	Option 1	1
360	PO7 6GH	Our preferred option is Option 1	Option 1	2
361	PO7 6HQ	Preferred option - option 2 Comments Option 1 We need to protect the countryside and this would be a significant intrusion and would set a precedent for housing to spill further across our	Option 2	1

		<p>countryside. It does not offer the 100 required houses so would mean that another debate would then have to be undertaken to reach the target allocated. It is therefore NOT a solution. Also, the road coming from the top of Well Hill towards Denmead has a dangerous bend. Additional traffic there would be a danger. It makes no sense to develop these plots as they are not within easy walking of the village, so not easy for residents to reach amenities such as schools, shops and doctors. The A4 flyer was misleading to state that it is 'well connected to the village and facilities of Denmead'. Part of the land being considered for this development behind Thompson's Lane has already been rejected nationally so it is not an option. The A4 flyer did not give much information on the land currently known as Lincoln Green and The Oaks. I know social media suggests this option is preferable as it is small developments but that is not the case. These 2 sites would combine to a large development. Option 2 This is my preferred option. It makes sense to extend the recent development to accommodate the latest target and as the potential developer has already worked on the existing development there is some continuity. It meets the target and is very close to all of the village amenities and services. It is close enough for residents to walk and therefore would be environmentally sensible. Option 3 This option suggests much support for open space which is a positive but there is little detail available. Misc Drainage in the village and the Uplands Road area has always been an issue. I would suggest that the Parish Council look to the Furzely area for development. That would lend itself to drainage of large developments with the river system close by. The Parish Council should also approach Hampshire County Council about the land on the site of Green Meadows. It could be really useful for the village and we may miss out if we don't step forward asap.</p>		
362	PO7 6EA	Although not happy with any further large developments within the village, Option 2 would be our choice.	Option 2	2
363	PO7 6QB	<p>Thanks very much for arranging the various exhibitions regarding the three options for the next major house building plots/areas in Denmead, it was very helpful. I have a few points to raise. Given the amount of hassle it has been to the Parish Council and the village to deal with Persimmon Homes I don't feel this extension to Carpenters Field is an option as it stands given so many outstanding issues that are still unresolved. The combined sites at the nursery and off Thompsons Lane are not enough and are too far from the School to be sustainable. The site behind the allotments at this moment in time is the best option of the three. There is a 15 minute walk to the infants/juniors school via Ashling Park Rd...how many parents will feel they need to jump in the car and make even more traffic. The Persimmon Homes is actually probably the best location but until the issues are sorted then I don't feel we should go there. I quite accept that we need more houses however we need more infrastructure. Narrow pavements on Hambledon Rd is very dangerous in places, also the overhanging hedges and shrubs worsen the situation. We need a 20 MPH speed limit in some areas particularly near the school. Parking outside the shops can cause issues with drivers/pedestrians being very mixed up. Drivers stop suddenly in the middle of driving across the pavement and then reverse out too. I am convinced we will having a serious accident here soon...people need to park in Kidmore car park and walk across. Obviously at the moment it is badly flooded. Obviously we need more access to GPs at the surgery. More houses will make the situation worse.</p>	Does not specify	1
364	PO7	Thank you for the efforts you have gone to so far in this	Option 2	1

	6HQ	consultation process. I strongly believe that OPTION 2 is the only sensible choice and the only one that will not significantly harm the character of our village. Moreover, I cannot state strongly enough my opposition to options 1 and 3, which would irrevocably damage our village. I would also call into question the legality of such sites progressing without litigation or community action, given the probable conflict of interests of steering group members and the possible misrepresentation of information by advocates for options 1 and 3.		
365	PO7 6JD	I would, of course, prefer no extra development of the Village but as that is not an option I will comment on the three options you have offered. Option 1 - East of Thompsons Lane: This site seems to be well screened and is adjacent to a developed area. I would accept development here but it doesn't provide sufficient houses. Option 2 - North of Anmore Road: This is adjacent to a previous recent development and I feel is a reasonable direction to develop the village. Option 3 - North of Hambledon Road, opposite Green Lane. I am very much against development here. I believe it would destroy any feeling of open space. It would make Denmead appear built up when viewed from Hambledon Road all the way from the roundabout at the south east of the village to Forest Gate in the north west. Though in saying this, I admit I am unclear on exactly how much housing is proposed, and how permanent the various suggested open spaces are. Finally, I am interested in walking/hiking and regularly walk the footpaths around the village. I would like to point out the footpath opportunities of the various developments. The routes I suggest below should preferably be dedicated as Public Rights of Way, or else adopted as public paths if the developments proceed. Doing so would greatly enhance the footpath network. Option 2 north east corner is opposite to footpath Denmead13 at Merritt's Farm. Any development here should allow a route through the development from the footpath towards the village centre and also towards Cemetery Lane and footpaths it connects to. Option 3 suggests a walking/cycling path around the north edge of the development from Hambledon Road at Harts Copse in the west to Tanners Lane in the east. I believe this is an important feature and should be insisted on in any development. It would link the School Lane footpaths to those leading from the village centre going north and east.	Does not specify	1
366	PO7 6NS	I vote for Option 1 - ensuring houses are spread around village.	Option 1	1
367	PO7 6LS	I vote for option No 2	Option 2	1
368	PO7 6UE	With the rural nature of our village relating to its vitally important role in preserving wellbeing, overall happiness & nurturing an ongoing care of our village for future, as well as current generations, I feel it's incredibly important to protect it from large development & oppose any large-scale proposals. The villages infrastructure ie. the Doctor's surgery, pharmacy, nurseries & pre-schools, transport, parking, flood risk etc already being far over-stretched, any future development cannot be considered suitable for preserving the feel of our village. I feel any development to be made, far better suits the smaller, cottage feel offered in option 1, rather than dull, uniform, unimaginative corporate proposals of the other options. If the ridiculous number of one hundred houses must be built, I feel that option 2 is the only realistic option. As most people use the village, it won't dramatically alter the feel of the village, rather extend an existing recent development. If you drastically change the feel of a village, current & future generations won't want to continue to live here & it will have a negative impact on people's lives & the businesses in Denmead.	Option 2	1

369	PO7 6JZ	I am voting for Option 3. Why was it not made clear to the Denmead Residents that they needed to Vote on these options anywhere on the Have your say brochure!	Option 3	1
370	PO7 6JZ	I am voting for Option 3.	Option 3	1
371	PO7 6JZ	I am voting for Option 3.	Option 3	1
372	PO7 6HB	option 3 ( reluctantly )	Option 3	2
373	PO7 6GF	Option choice 1.	Option 1	1
374	PO7 6NB	With regards to the 3 Options I wish to make the following comments. Option 1 wont meet the quota of housing and I fear least we end up with a development by stealth that gets outline permission for a small number of houses then ends up with 40 houses that dont fit in to the surrounding area and create an unsustainable development. The developer insists he doesn't want to build the full quota of housing but you want him to commit to it so from the start we have an issue. This site is well over 20 minutes walk from the village centre and as was stated by you in a recent meting that the bus route on the main road is going. It doesn't appear to meet the sustainability requirements. I wish to vote for option 2 for the following reasons. It readily passes the sustainability test, theres plenty of room to expand that area and there is road networks also involved.	Option 2	1
375	PO7 6SZ	Preferred option is number 1.	Option 1	1
376	PO7 6QQ	I would like to make the following comments on the Neighbourhood Plan Sites Consultation and vote for Option 1: Brownfield and infill sites should be used before green field sites are developed. Has Hampshire County Council been approached about their future use of the Green Meadows site? This site would be ideal to be used for housing. Two hundred and fifty acres of land adjacent to Option 2 has just been approved for a solar farm and a decision on Aquind is pending. If Option 2 is selected it will lead to over development of the Anmore area. All the options selected will increase traffic through the village centre. However Option 2 will cause more traffic to use smaller roads such as Martin Avenue . A site south of Forest Road would have been able to cope with additional traffic better than Hambledon Road. The stretch of Forest Road from Furzely Road along to Parklands is well screened with mature hedgerows and trees. Parklands has very little visual impact from the road due to this screening so a site nearby would have been similarly screened. Creech Wood is not visible from this stretch of Forest Road. When it is raining there are fast running streams of rainwater flowing down Edneys Lane and White Horse Lane from fields further up, most of which drains onto the Option 2 site causing surface water flooding. I would urge the Parish Council to inspect these lanes when it is raining to see the huge volume of rainwater flowing down. The development of the Option 2 site will cause all this rainwater to increase the flooding along Anmore Road. Carpenters Field development has already created flooding at the junction of Kidmore Lane and Hambledon Road. Smaller sites spread across the village will have less impact than 100 houses built in one location. So my preferred option is Option 1.	Option 1	1
377	PO7 6TZ	I would like to express my view of the sites being put forward for the Denmead Neighbourhood Plan. I am in favour of option 1 as i feel a smaller site will have less impact on the surrounding environment and infrastructure. The site also has established access and is in a secluded setting. A smaller development would	Option 1	1

		also provide an opportunity for local construction firms to provide a more sympathetic design and high quality build that would be in keeping with the village.		
378	PO7 6JU	My preference is to have smaller development sites shared in different areas of the community. Please register my preference of Option 1.	Option 1	1
379	PO7 6JU	I would prefer option 1	Option 1	1
380	PO7 6JU	I would prefer smaller sites around the village so my vote is Option 1.	Option 1	1
381	PO7 6NZ	My vote is for Option 1.	Option 1	1
382	PO7 6TX	<p>Comments on housing numbers I understand that Winchester Council has identified Denmead as a higher tier settlement and its emerging local plan is expecting the area to accommodate 100 additional homes in the period to 2040. You will be aware that the Government is looking to deliver 1.5 million new homes in the next 5 years and all local authorities will be expected to assist in helping to deliver this target. In Winchester's case, the proposed Government housing targets raise the housing requirement for Winchester by a significant amount. If introduced in the current proposed form, it could result in Winchester having to find a significant amount of additional housing capacity. As a higher tier settlement Denmead could well be expected to look at accommodating more growth – well beyond the 100 homes currently being considered for the period up to 2040. A greater scale of growth should not be ruled out by the Neighbourhood Plan as it would help to support, maintain and grow local services such as community facilities, shops, schools and public transport. In light of potential changes to housing numbers it might also be prudent to wait until the Winchester Local Plan has successfully been through examination before developing the Denmead Neighbourhood Plan any further.</p> <p>Comments on Site options I am concerned that only 3 site options are being offered to the local community for consideration and that sites on the eastern side of Denmead have been ruled out from consideration at a very early stage. It would seem from the evidence on the website that a number of sites were ruled out because they lay in the Denmead/Waterlooville gap. This is a policy decision that has been taken by the Steering Committee and I feel that the local community should have been given the opportunity to consider whether or not these excluded sites might be suitable for accommodating future growth and achieving community objectives. If carefully and sensitively handled, some of these sites could have provided significant community benefits in addition to housing and helped to strengthen and maintain the gap between Denmead and Waterlooville. If brought forward at scale, some of the benefits that I could see arising from the eastern sites might include: Improvements to the appearance and accessibility of the countryside, Maintaining the separation of Waterlooville and Denmead through the creation of in-perpetuity accessible, nature rich public open space, Potential improvements to flooding across the wider area; and Community infrastructure.</p>	Does not specify	1
383	PO7 6GH	Option 1	Option 1	1
384	PO7 6UE	I choose option 2. This is the option that is closest to the facilities in the village and therefore most sustainable. Any development will need to sort out sewage capacity.	Option 2	1
385	PO7 6JZ	I am voting for Option 3.	Option 3	1

386	PO7 6PE	My preferred choice would be Option 1. It is about time for some new building near Thompsons Lane	Option 1	1
387	PO7 6HF	In terms of my comments, I would prefer option 2. The reason being Denmead is supposed to be a rural village, they are so many houses been built. The village is swamped already, can't park your car a lot of the time or get doctors appointments etc.it's all becoming a massive housing estate from waterlooville. When you start to leave the village one or two precious fields are still left. It's heartbreaking for the wildlife and residents. The traffic now at waterlooville is often gridlocked so ideally No more buildings especially as the other side near Fareham roundabout/borehunt is having hundreds/ thousands of homes built. So if we have to have more houses built on fields it would be better to have it in the village next to the other housing estates that have been built. It should be brown field sites. What is the council and government doing to our beautiful country, heartbreaking.	Option 2	1
388	PO7 6NB	My preference is option 3 as this will cover the required number of houses.	Option 3	1
389	PO7 6YS	Unfortunately having just returned from holiday I haven't had much time to examine all the details provided in the document I received outlining the various proposals. Therefore apologies if I have misinterpreted anything. I am grateful for the opportunity to share my initial thoughts. Option 1 looks feasible however as it doesn't meet the full requirement for 100 dwellings I assume one or two other small sites will need to be found. This might be better for the village however presumably this wouldn't be very attractive for one or more developers. Option 2 might be best on the basis that it's adjacent to the recent development at Carpenters Field. My only hope is that Tanner's Lane acts as a future barrier from any further housing as the roads and fields beyond to the north are stunning and should remain as they are partly for the benefit of those wishing to cycle, walk and run. Option 3 whilst not yet defined, at first sight looks absolutely horrendous. This just feels like the start of a new development advancing into the surrounding countryside.	Does not specify	1
390	PO7 6HE	My preference is Option 2 COMMENTS Option 1 Fails to provide for the 100 home requirement of WCC. Only 36 are evident. Non starter. Option 2 Meets the requirement of 100. Appears to have some buffering from adjacent housing. No illustration of proposed housing just a site plan. Appears to be the least worst. Option 3 I remain entirely confused as to what and where the dwellings are proposed except for a tiny area near the allotments. The opposite side of the road is an unsatisfactory hedge and fence surrounding housing. The current open space fortunately diminishes the impact of this. The illustrative black shed-like building is awful. The proposal is inadequate.	Option 2	1
391	PO7 6GH	OPTION 1	Option 1	1
392	PO7 6NZ	My option choice is option 1. I am disappointed that option 1 does not meet the required target by adding more, smaller plots, evenly distributed around the village, but support it as it takes the approach of smaller plots with lesser impact at that site. I do not support options 2 and 3 for the following reasons. Drainage and sewerage strategies are unlikely to consider the sensitivity of Denmead as an area. Option 2 site is at major risk of surface and groundwater issues, both to new homes and existing homes in Anmore. Planning documents fail to cite evidence of flooding of the area accurately and correctly. Flood risk is identified as low in planning. Evidence, experience from living here and online BGS data suggest otherwise. New homes will be at risk. Existing homes will have increased risk. Sewerage infrastructure will require a local pumping station on option 2, which will add lifetime cost to	Option 1	1

		residents or the village depending on who takes ownership of that station. The use of an electrically powered pumping station to raise sewerage from the lower end of the site of option 2 near white horse lane, up to Hambledon Road to then allow it to fall by gravity to the main pumping station for the village is environmentally unsound. The upgrading of sewerage infrastructure in Anmore to support a sustainable system for option 2 will be unfeasibly expensive for the developer and is not in Southern Waters investment planning. It will not be possible for the developer to use existing infrastructure in Anmore and use gravity sewerage systems without investment as the Anmore system is already overloaded. The main pumping station for all of denmead on Hambledon Road is already identified by Southern Water as needing investment and upgrade, funding for which is not scheduled for any review or approval until after 2030. Adding further homes to already compromised whole-village infrastructure is not acceptable. Option 3 poses similar sewerage overload risks to option 2 due to quantity of homes. Option 1 poses a lesser risk than 2 or 3 due to less homes. Sewerage from this site is apparently piped to World's End infrastructure not Hambledon Road. World's End is not identified by Southern Water as posing environmental risk due to CSO overload.		
393	PO7 6NB	I wish to submit my views on the Denmead Neighbourhood Plan 2024 I support Option 2 for the following reasons: 1. The site is suitable for the 100 dwellings required by WCC. 2. The site is near existing transport links and infrastructure 3. There is capacity for additional housing if needed in the future 4. It is the safest position to encourage residents away from cars. There are pavements on both sides and children can more safely walk to school easing school run traffic. 5. It is proposed by a reputable established housing developer who can be held to account for any site issues. 6. Any issues occurring at this site can be remedied more easily with established parties. 7. It has the least visual impact on the ambience of the village. I do not support Option 1 for the following reasons: 1. The 2 sites in Option 1 fall far short of the required 100 dwellings required by WCC 2. DE40 has previously been refused planning permission with the refusal upheld on appeal to the High Court. 3. DE40 is not near the village centre, nor near any infrastructure 4. There is an agricultural tie on the biggest site for this option. 5. Option 1 does not offer multiple small sites it is one large site and one smaller site. This also impacts on infrastructure costs which cannot be used for other amenities at the site. 6. This option has the most problematic traffic flows with dangerous bends and lack of pavements to walk anywhere. 7. The parish council have indicated that bus services are likely to be withdrawn in the next 10 years which would affect the site far more than other options closer to the village. 8. This option was selected via a tainted process with the site developers of option 1 making the decision to include as an option presumably for their personal financial interests. Without this bias it is not clear option 1 would be an option at all. I could support option 3 but currently take the view that option 2 is the best option. My reasons for deciding against option 3 at this stage are: 1. It will have the greatest visual impact on the village. 2. It is less easy for traffic flow on a blind bend. 3. The site plans have not been made sufficiently clear to have confidence on this option.	Option 2	1
394	PO7 6JZ	Option 2 looks best to us.	Option 2	1
395	PO7 6QQ	I prefer Option 1. The Anmore Road area is over developed and already suffers from surface water flooding. Building 100 houses on Option 2 site will increase the surface water flooding as the field	Option 1	1

		acts as a soakaway for flood water.		
396	PO7 6QQ	We would both prefer Option 2.	Option 2	2
397	PO7 6HD	In our opinion the most successful homes should be built on Option 2. This is close to village amenities, schools and services.	Option 2	2
398	PO7 6NB	We prefer Option 2.	Option 2	2
399	PO7 6NB	My choice for the plan would be Option 2. This option ensures all the new houses will be within a walkable distance of all the amenities the village has to offer.	Option 2	1
400	PO7 6NB	My choice for the plan would be Option 2. This option ensures all the new houses will be within a walkable distance of all the amenities the village has to offer.	Option 2	1
		<b>CLOSURE DEADLINE</b>		<b>463</b>
401	PO7 6HG	Please find below our comments regarding the Options presented to us for review. Option 1 This option is simply unviable in a multitude of ways. The brochure information also fails in so many ways. There is a insufficient location plan of where the majority of these dwellings are to be proposed. The pretty pictures and proposal of the few dwellings off Thompsons Lane does not really offer any form adequate contribution to the 100 house target. This only serves to the land owner to make a commercial gain from farm land conversion. The brochure also fails to adequately show the accurate location of the other proposed dwellings . Only indicates somewhere along Hambledon Road. This proposal only proposes 41 dwellings that means there would have to at least one other location or more locations to meet the target of 100. In our view Option 1 is not viable. Option 2 If these are to be the only options under consideration, then this appears to offer a natural extension to the village with residence being able to walk into the village centre and not increase the vehicle congestion and a the same time providing the businesses in the village the opportunity to thrive. I am concerned about the surface water management scheme being effective. As, since carpenters field development the Kidmore carpark area regularly floods as the infrastructure does not appear to be able to cope with the surface water demand. Option 3 This option does not really offer a natural extension to village and will increase traffic on a winding and twisting road area and has the potential for limited visibility at the propose new junction. This could be become a dangerous stretch of road and potential "black spot". Residence are unlikely to walk to the village or the schools from here. Therefore increasing the traffic congestion at peak times.	Option 2	N/A

## B Annexe 2 – Non- Residents Feedback Spreadsheet

No.	Post Code	Comment	Specific Site
1	N/A	Developer plans submitted.	DE05
2	N/A	Developer plans submitted.	DE22
3	N/A	Developer plans submitted.	DE?
4	Did not give	I do not agree with any option but option 2 the best option if we have to vote	Option 2
5	Did not give	I have been reading over the Denmead Neighbourhood Plan and the options for building within the village, and I would like to propose Option 2 - DE11 – Land North of Anmore Road next to Carpenters Field as being my preferred option. It would join up with the other buildings and the infrastructure for amenities already in place. It is also close to the village.	Option 2
6	N/A	Could you explain why FAQ 17 states that a 'green site' is excluded due to repeated planning application reflections. Could you please explain why door DE40 is being considered as this also has been rejected for planning applications recently?	Does not specify
7	PO7 6LX? Not on electoral roll	I would like to vote for option 1 as best option.	Option 1
8	PO7 4QT? Not on electoral roll	I like Option 1. Small sites are far better than big developments. The 3 options I saw were in good locations and the number of dwellings on each site were very good - not squashed together. The designs of the houses in Option 1 were very good and in keeping with the Village. I realise that these 3 options do not meet the need for 100 houses, so it would require additional small sites to make up the number. I did not like Option 2. It's just an extension to Carpenters Field which is overdeveloped and the house designs are not nice. I did not understand Option 3. The visual aid was confusing and did not show me what the dwellings would look like or exactly where they were. It did not show the layout of the dwellings and how many dwellings there would be. I could not judge the Option as there was no information on which to form an opinion. Option 1 is my favourite. I like several small plots. Option 2 houses are ugly. Option 3 is very confusing.	Option 1
9	PO7 4LJ? Not on electoral roll	Following on from the information provided on Facebook and online, we would like to provide our vote. Ideally we would not wish for any new development in Denmead, however, we know this is not an option. Therefore, we would like to vote for Option 1. This will have the least impact on the area and not change the character of Denmead as much as the larger sites.	Option 1
10	No postcode given Not on electoral roll	Good afternoon, Can anyone inform me when Forest Road become the southern boundary of Denmead for planning purposes and where this is officially recorded?	Does not specify

11	Did not give address	I would like my vote to be option 3, with development towards Denmead allotments, alongside Hambledon road towards the west of the village. Reason primarily to share out the further development of the village, and to stop the erosion of rural, farming and recreational space for all the community. Also, this site is still within walking distance of shops. I appreciate some pedestrian pathways will have to be improved but doable in my opinion.	Option 3
12	PO7 6HS? Not on electoral roll	Option 2 Persimmon	Option 2
13	PO7 6HS? Not on electoral roll	Option 2	Option 2
14	No postcode given Not on electoral roll	Option 1: most attractive, will use local builder (which is a plus). Great to spread out the new houses rather than unsightly Persimmons crammed in.	Option 1
15	Land Promoter	Dear Neighbourhood Plan Steering Group, Please find attached comments on behalf of Land & Partners on the Neighbourhood Plan Options Consultation, along with a separate appendix 3 which is a brochure summarising site DE19 previously sent to the Parish Council. Land & Partners are the promoters of site DE19 east of Inhams Lane and we hope the attached note is a useful summary and clarification of various technical details that are considered in the evidence base supporting the emerging Neighbourhood Plan. Happy to discuss any of the aspects covered in this note.	DE19
16	PO7 4AE Not on electoral roll	As a resident of Hambledon my primary concerns regard the significant increase in local services such as the Denmead Surgery and local schools. At the best of times it is difficult to get a medical appointment within a few days at the Denmead Medical Centre. 100 new dwellings would add even more pressure to the medical centre. Would additional funds be allocated to Denmead Medical centre in order to absorb the increase in patients? This may require extending the medical centre? Likewise regarding the local schools. There is likely to be a large number of children within a 100 dwelling development and this in turn will add pressure to the Denmead / Hambledon schools. I trust the schools would receive substantial funds to cover this? I understand little can be done to stop developing 100 dwellings as this is government policy, but it is crucial any future development is met with substantial investment into the local facilities. Option 2 would be my preferred preference as any potential flooding should not be an issue compared to option 3 and the developer Persimmon has a successful record of developing the adjoining Kidmore Farm estate.	Option 2
17	PO7 4SL Not on electoral roll	I have recently received a Neighbourhood Plan Sites Consultation document and am somewhat surprised if not shocked by the Plan. For example how do you propose to build 100 new homes when the current medical conditions in Denmead are on its knees, I personally am under hospital care and I need to verbally speak to my G.P. upon contacting the Denmead surgery to make an appointment I am informed that the earliest that an appointment can be made to see my GP is over one month's waiting time. With up to 100 new homes being proposed for Denmead bringing potentially 400 new people to the area what do you plan for medical conditions going forward ?	Does not specify

18	PO7 4SE Not on electoral roll	Please do not put homes onto land that has "issues with flooding" as mentioned in Option 3. People should not be forced into extortionate costs for insurance for their new homes - if indeed they could get any insurance for their homes.	Does not specify
19	Did not give address Not on electoral roll	I would like to ask the following question in the DNP options consultation: After watching Countryfile tonight (Sunday 7th November 2024) on BBC1, they were discussing planning and provision of new homes in all parts of the country. They stated that the Ministry of housing, Communities and Local Government were "committed to maintaining strong protections on agricultural land and we are taking a brownfield- first approach " Please could Denmead parish council confirm that they are also following this approach and allocating brownfield land first. The AECOM report shows Sites DE24, DE27, DE30 and DE50 are mixed brownfield and greenfield land and the only ones in Denmead. As these sites are able to provide more than 100 dwellings, why have they not been presented to the community as the only options? I am a landowner on Bunkers Hill, Denmead PO7 6UB. Please acknowledge that my comment has been recorded and added to the accepted comments for the DNP consultation and that it will be answered in due course.	Does not specify
20	PO7 6DU Not on electoral roll	A copy of the 'Have your Say' document was delivered to our house and I wanted to provide comments on the 3 proposed options for additional housing. Whilst I am generally concerned about the level of new developments in the area causing problems for infrastructure and services (schools, Doctors etc.) I appreciate that you may not be able to influence how many new homes are built, but possibly influence the location. Of the 3 proposals Option 1 seems to me to be the best location with the best road access and no impact on the green space separating Denmead from Waterlooville. Option 2 I view as less suitable as the road access is worse and it would occupy part of the green space between Denmead and Waterlooville. I think it is important to stop these two areas merging and preserve as much of the remaining countryside as possible. Option 3 I view as unsuitable as it would substantially change the character of Denmead and adversely impact the centre of the village. The details provided on Option 3 are less clear in the document than those provided for the other two options.	Option 1
21	PO7 6BG Not on electoral roll	I have read with interest the Neighbourhood Plan Sites Consultation leaflet. Instead of taking away yet more greenfield sites in the Denmead area and build more ugly, flimsy properties, why not build a much needed doctors surgery? The existing surgeries in and around Denmead, Waterlooville and Havant are unable to cope with the ever increasing patient numbers due to the new build. The current Berewood Estate stretches from Hambledon Road, along London Road to Purbrook. The entire estate is approximately 5 square miles and counting. Since the newbuild of the Berewood Estate and beyond, the current population for Waterlooville alone is more than 64,000 and still growing. There are no new surgeries to accommodate the ever increasing number of residents. One doctors surgery has more than 27,000 patients. Is it any wonder the NHS is at breaking point? I know the building of new houses is making money, but it's not helping.	Does not specify
22	PO7 6HJ Not on electoral roll	I live just outside the parish boundary in Esher Grove PO7 6HJ but am a frequent user of the B2150 to access the A32 and thence, at times, the A 34. The proposed plan appears to show an exit to the B 2150 at the western edge of the development; this is close to a blind bend when coming into Denmead from Hambledon. In fact there are two exits onto the Hambledon Road and this will cause driver frustration both exiting and entering Option 3 and existing western bound commuter traffic. No mention has been made of how vehicles	Does not specify

		from 100 houses will be able to exit safely by way of traffic lights or mini- roundabouts and this needs urgent consideration to account for road safety. The area of Waterlooville, part of the original Southwick estate, when developed for housing, already had roundabouts on the B2150 and the estate build behind The Harvest Home had roundabouts created on the road between Denmead and World's End.	
23	No postcode given Not on electoral roll	I vote Option 1.	Option 1
24	PO7 6HN Not on electoral roll	Number 2	Option 2
25	PO7 6EP Not on electoral roll	I would like to vote for: Option 2 - Extension to Carpenter's Field.	Option 2
26	PO7 6LS Not on electoral roll	I'd like to register my vote for option 2. There is already the infrastructure in place. The plans for access to Site 3 have an unsafe access point and Site 1 would just lead to more building elsewhere to hit the allocation from the council.	Option 2
27	PO7 6HH Not on electoral roll	Having considered all the options, I would like my preferred option to be noted as Option 2. I have to say that 100 new dwellings in Denmead is not overly attractive and, unless there is a significant improvement in infrastructure, is just going to impose further difficulties on the residents. For instance, trying to get an appointment with the medical practice in the village has significantly worsened in the 6 years I have been living here and without an improvement to the roads, I can only image what this will do to the traffic in the area. There will also need to be a significant improvement in the ground water management. As it is, we already spend a considerable proportion of an average winter with an area of flooded garden due to poor drainage ( the severing of a field drain, which crosses a corner of the garden, without adequate replacement drainage is undoubtedly the cause) in our part of Great Mead. The neighbours below are equally badly affected!	Option 2
28	PO7 6BX Not on electoral roll	My choice for the Neighbourhood Plan is Option 2. This is from the brochure delivered by Royal Mail so I assume that I am eligible to vote.	Option 2
29	PO7 6DN Not on electoral roll	Morning folks, difficult decision to make after reading question 10. It makes no sense not to chose option 2 or 3 like the question 10 suggests if the allocated homes aren't built we would likely finish up with far more with current gov policy.	Does not specify
30	N/A	We are writing on behalf of xxx who wish to respond to the public consultation being run by the Neighbourhood Plan Steering Group on which sites to allocate in the emerging update of the Denmead Neighbourhood Plan. xxx have business and landowner interests in Denmead and thus have knowledge and experience that could be of benefit to the Parish as it seeks to bring forward plans to guide the future growth of the area. The company therefore notes with disappointment that the consultation material specifically states that "only comments from residents will be considered" and further that	Does not specify

	<p>“only people that live in the village, or near the village are eligible to comment on development in the village”. By employing a verification process to ensure that comments on the consultation are restricted to residents other interested parties with legitimate interests in Denmead (such as local businesses) have effectively excluded from joining this very important conversation. The Planning Practice Guidance expects Neighbourhood Plan groups to be inclusive and open in the preparation of their neighbourhood plans and to ensure that the wider community is: kept fully informed what is being proposed, is able to make their views known throughout the process, has opportunities to be actively involved in shaping the emerging neighbourhood plan, is made aware of how their views have informed the draft neighbourhood plan (Paragraph: 047 Reference ID: 41-047-20140306). xxx do not feel that this Government requirement is being adhered to. In addition, by excluding organisations and people with legitimate interests in the Parish at such an important stage in the plan preparation the Steering Group is eroding its ability to draw on that local expertise to help produce a plan that is robust in its evidence and preparation approach. Uncertainty created by forthcoming national planning policy changes and WCC draft Local Plan progress The Steering Group will be aware that the draft Winchester Local Plan has just been submitted to the Planning Inspectorate for Examination. Given that it is at such an early stage there is considerable uncertainty around how the draft Local Plan will fare at Examination and whether it will be found legally compliant and sound. One of the key considerations the Inspector will need to address is if the Plan has made sufficient provision for housing needs and taken a robust and defensible approach to distributing the growth around the district. You will also be aware that the revised National Planning Policy Framework (NPPF) and Standard Methodology to calculate local housing requirements are expected to be published shortly, possibly in the next two weeks. In Winchester’s case, the proposed Standard Methodology raises the housing requirement for the district by an additional 343 dpa. This is a significant increase and, if the changes are introduced in the current proposed form, could result in Winchester having to find a significant amount of additional housing capacity. Clearly this will have a significant impact on Winchester, but it may also impact on the Parish. The xxx holdings would be a valuable supply of sites in Denmead to take into account when numbers and spatial distribution are potentially being re-visited by the District in the coming months. Comments on Site options xxx are disappointed that only 3 site options are being offered to the local community for consideration and that this situation has arisen because of the employment of a ‘policy-on’ approach in the site assessment process. When undertaking an assessment of land availability and assessing sites for allocation it is normal that this is done on a ‘policy off’ basis. xxx are concerned to note that policy (in the form of the Denmead Waterlooville settlement gap) has been applied by AECOM. at the very initial stage of the assessment to exclude 14 sites that lie in the gap. As a result, the suitability, deliverability and achievability of each of these sites was not considered further, effectively robbing the community of the ability to consider whether any of these sites could assist in achieving some of its wider objectives. xxx are very much of the view that by using a design and landscape led approach it would be possible to re-inforce and enhance the gap whilst also ensuring that housing and other wider community benefits could be delivered. It is worth noting that the National Planning Policy Framework does not include policy for settlement gaps and the emerging policy in the Winchester Local Plan 2020 -2040 states that development should not “undermine the function of the gaps and its intended role to define</p>	
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		and retain separate identity of settlements”. This is a more flexible and pragmatic approach by the Council, enabling wider policy objectives relating to delivery of housing and infrastructure to be achieved whilst ensuring settlements do not coalesce. xxx believe that development could be accommodated on their sites in a way that would meet objectives relating to housing and infrastructure delivery whilst also delivering significant benefits to the community in the form of: Improvements to the appearance of the countryside, Maintaining the separation of Waterlooville and Denmead through the creation of in perpetuity accessible, nature rich public open space, Potential improvements to flooding across the wider area; and Community infrastructure. In conclusion, xxx is disappointed that it has effectively been excluded from the important consultation the Parish is taking on site options. They are concerned with the ‘policy-on’ approach that has been used by AECOM and the fact that it has excluded a useful supply of sites. Finally, the uncertainty surrounding the emerging Winchester District Local Plan means that the sites excluded by the Parish on policy grounds could be essential in helping it and the District deal with the likely Government policy changes.	
31	N/A	As you will recall from the Call for Sites consultation, VIVID is promoting land South of Forest Road. This is identified as Site DE22. I wrote to you in July last year seeking confirmation that all sites put forward would be assessed by your consultant. We note that the results of the site assessment by your consultant Aecom have now been published. With reference to the ‘All sites by Total score August 2024’, site DE22 (amongst others) has been omitted from assessment. This is evidently because these sites are categorised as “Sites falling within the Denmead Gap”, as clarified at page 26 (‘Initial Sift’) of Aecom’s ‘Site Options Assessment report’, July 2024. Paragraph 4.6 of that Aecom report states that “Following a review of the development plan an initial sift of sites was undertaken to remove sites located in the Denmead-Waterlooville Settlement Gap, as their allocation would be contrary to planning policy”. We do not consider that this statement is accurate, and therefore, there is a potentially significant procedural failing in the assessment process. One of the Basic Conditions for Neighbourhood Plans is that they are in conformity with the higher-level plan. In this case it is the adopted Winchester District Local Plan Part 1 – Joint Core Strategy (adopted 2013). However, as we know, Winchester CC is at Regulation 19 Pre-submission stage consultation on its local plan review. The draft policies are therefore very relevant. Both the adopted and the new plans include a settlement gap between Denmead and Waterlooville. Adopted policy CP18 (Settlement Gaps) precludes development that would “physically or visually diminish the gap”. The new policy – Policy NE7 Settlement Gaps – is similar, but not the same. The policy test is now that development should not “undermine the function of the gaps and its intended role to define and retain separate identity of settlements”. National planning policy (the NPPF) does not include policy for settlement gaps, as is recognised in the Local Plan evidence base <sup>1</sup> , and therefore Winchester CC has adjusted its policy accordingly such that it is not an outright preclusion to development, subject to preserving the function of the settlement gap. Settlement gaps are therefore not a statutory requirement, and whilst they clearly are a useful tool, unlike for example, environmental protection areas or National Parks, there is great flexibility over how they are used and how their boundaries are drawn to achieve planning objectives. The Settlement Gap Review - which is a light-touch desk-based assessment - has not specified any amendments to the Denmead/Waterlooville gap, but the strategy of the draft Local Plan is that it is deferring growth around the village to the Neighbourhood Plan. It is perfectly legitimate therefore for the Neighbourhood Plan	Does not specify

		<p>process to consider development in the gap, subject to consideration of the impact on the function of the gap. Aecom's assessment methodology is therefore out of step with the prevailing higher level emerging policy context. A consistent approach would be that all sites, whether in the gap or not, are assessed under the same assessment criteria. Only then should the sifting process be applied and other considerations, including impact on the function of the gap, be considered. It is notable that the site has not been excluded from assessment in the Local Plan Integrated Impact Assessment (also 'DE22'). It is therefore premature to exclude assessment of the site because of its location in the gap. We request therefore that Aecom is instructed to review its site assessment process and assess site DE22 and consider its impact on the function of the gap, without prejudice to further decisions on preferred sites. We have previously provided the Steering Group with a vision for site DE22 (re-attached for ease of reference), which identifies how development, in principle, could retain the integrity of the gap but allow some new housing, including much needed affordable housing. In summary, it could link in with green space to Goodman's Field public open space, which is currently rather detached from the village, and preserve the undeveloped character of Hambledon Road, whilst reinforcing the green boundary to 'wrap around' the southern edge of the settlement providing a strong defensible boundary for the future. Finally, whilst writing, we take the opportunity to comment that consultation on the Neighbourhood Plan, even at this informal stage, should not be limited to residents of Denmead (as stated on your website). Planning guidance is clear that interested parties should be involved, and this may include local businesses or others that have an interest in the Neighbourhood Plan area. At the referendum stage there are greater limitations on who can participate, but again, this is not limited to residents only, as appears to be the case for this consultation. On behalf of VIVID, we trust that our feedback will be given due consideration and that the site assessment process will be reviewed before the draft Neighbourhood Plan is published (Regulation 14 stage) and site DE22 given due consideration. We would welcome the opportunity to meet with the Neighbourhood Plan Group to discuss further and please do not hesitate to get in touch should you have any queries or require any further information.</p>	
32	DE13	<p>I represent the landowner and prospective developer of site DE13, Land off Thompsons Lane, Denmead. I attended the first drop-in session on their behalf and have reviewed the documents published as part of the consultation. My clients are disappointed and surprised that Site DE13 has been excluded and wish to make the following comments. Site Characteristics and Accessibility DE13 is uniquely positioned, being surrounded by housing on three sides and close to the Denmead Community Centre and the Fox and Hounds Co-operative Public House. It benefits from a continuous pavement on the opposite side of the road, allowing safe pedestrian access to key amenities. Its location provides a logical opportunity for development that in essence and for practical purposes is viewed as within the existing village envelope, albeit that the site is outside of the designated settlement boundary. While in policy terms development of the site would be viewed as extending into the countryside, the site location context when viewed spatially would in fact be an internal extension to the village rather than an extension that encroaches more noticeably into open countryside. It is self-contained in that respect and when taken together with the adjoining land to the east these parcels are in fact enclosed almost entirely by housing on all sides. It therefore provides an option for expansion without extending outwards unlike Options 2 and 3. The methodology employed by AECOM appears flawed in places, particularly in its assessment of</p>	DE13

	<p>pedestrian access. The lack of value assigned to sites with pavements in very close proximity (such as DE13), as opposed to directly adjoining, provides a false score and distortion to the overall scoring and ranking of sites. While the criterion may well have been assessing whether a site had direct access onto a pavement, ultimately the scoring and conclusion provides a distorted view of accessibility. In the case of DE13, where a continuous pavement is provided opposite the site that goes all the way to the centre of Denmead, to not recognise this and score it zero, is both unreasonable and illogical. Further, the pavement provides access to Hambledon Road where bus services can be accessed in the same way as proposed sites in Option 1 off Hambledon Road can. Visual Sensitivity The claim that DE13 is "visually sensitive" lacks any factual or evidence-based foundation. The site is surrounded by existing housing on three sides, with the eastern boundary bordered by a significant tree belt. It is not visible from the wider landscape, and this mischaracterisation unfairly prejudices the site's suitability for inclusion. Consultation Process There are concerns regarding the consultation process, particularly in relation to inclusivity and engagement: During the first drop-in session held by the Parish Council, there was considerable community discussion questioning why DE13 had not been included as a potential site for development, highlighting local interest in its suitability. The consultation framework restricts responses to residents within the Neighbourhood Plan area, preventing broader participation and limiting engagement. While only residents within the area will vote on the Plan's adoption, rejecting comments from other stakeholders—particularly landowners—contradicts principles of good practice. At the formal stages of consultation, non-residents are not barred from commenting, so informal stages should adopt a similarly open approach to ensure fairness and transparency. Additionally, the consultation restricts the ability to reject all three options presented or to suggest viable alternatives, such as DE13. This undermines the objective of fully capturing community and stakeholder input. Option 1 Regarding Option 1, this consists of three sites, two off Hambledon Road and one just to the north of my client's land. It is noted that in the recent leaflet distributed to residents this option is stating that it will deliver 41 dwellings against a requirement of 91 and in this respect falls somewhat short of the housing requirement. On its own Option 1 would need to be supplemented by sites that can deliver at least 59 dwellings. Clearly, my clients land could deliver this number, indeed it is capable of delivering all 100 dwellings subject to the mix of housing, and as Option 1 would appear to be about focussing development in the Anmore area of Denmead this would correlate with this approach. For information, I have included a draft layout for Site DE13 that accommodates 82 dwellings. An observation on inconsistency, in Option 1 site DE40 is described as immediately adjoining the existing settlement boundary and visually well connected to the village and facilities of Denmead. However, the AECOM report provides a more negative assessment of the site, stating that 'it is not well related to the village in terms of settlement pattern (the proposal would be backland development and not linear as per the surrounding setting) and that it is not accessible to local services and facilities with no pedestrian access to the village centre'. Unlike DE13 there is no close footpath and none that could be accommodated to link to the footpath network and restrictions in transportation terms would limit this site to 5 dwellings. In that respect the site, given that it is only going to contribute 5 dwellings would seem to be an unusual selection for draft allocation. Conclusion It is respectfully requested that Site DE13 be reconsidered. Its logical location, accessibility, and lack of genuine visual sensitivity make it a</p>	
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		sustainable and appropriate option for housing development. It is of a size which could accommodate all or at least a significant element of the overall housing requirement, capable of supporting a mix of private, affordable, older persons and self/custom build housing while providing patronage to both nearby facilities as well as those in the village centre. It would also not have the disbenefit of Options 2 and 3 that would visibly encroach outwards into surrounding countryside. I hope that you are able to consider this representation and that it helpfully informs the development of your Neighbourhood Plan.	
33			
19	Did not give address Not on electoral roll	I would like to ask the following question in the DNP options consultation: After watching Countryfile tonight (Sunday 7th November 2024) on BBC1, they were discussing planning and provision of new homes in all parts of the country. They stated that the Ministry of housing, Communities and Local Government were "committed to maintaining strong protections on agricultural land and we are taking a brownfield- first approach " Please could Denmead parish council confirm that they are also following this approach and allocating brownfield land first. The AECOM report shows Sites DE24, DE27, DE30 and DE50 are mixed brownfield and greenfield land and the only ones in Denmead. As these sites are able to provide more than 100 dwellings, why have they not been presented to the community as the only options? I am a landowner on Bunkers Hill, Denmead PO7 6UB. Please acknowledge that my comment has been recorded and added to the accepted comments for the DNP consultation and that it will be answered in due course.	Does not specify
20	PO7 6DU Not on electoral roll	A copy of the 'Have your Say' document was delivered to our house and I wanted to provide comments on the 3 proposed options for additional housing. Whilst I am generally concerned about the level of new developments in the area causing problems for infrastructure and services (schools, Doctors etc.) I appreciate that you may not be able to influence how many new homes are built, but possibly influence the location. Of the 3 proposals Option 1 seems to me to be the best location with the best road access and no impact on the green space separating Denmead from Waterlooville. Option 2 I view as less suitable as the road access is worse and it would occupy part of the green space between Denmead and Waterlooville. I think it is important to stop these two areas merging and preserve as much of the remaining countryside as possible. Option 3 I view as unsuitable as it would substantially change the character of Denmead and adversely impact the centre of the village. The details provided on Option 3 are less clear in teh document than those provided for the other two options.	Option 1
21	PO7 6BG Not on electoral roll	I have read with interest the Neighbourhood Plan Sites Consultation leaflet. Instead of taking away yet more greenfield sites in the Denmead area and build more ugly, flimsy properties, why not build a much needed doctors surgery? The existing surgeries in and around Denmead, Waterlooville and Havant are unable to cope with the ever increasing patient numbers due to the new build. The current Berewood Estate stretches from Hambledon Road, along London Road to Purbrook. The entire estate is approximately 5 square miles and counting. Since the newbuild of the Berewood Estate and beyond, the current population for Waterlooville alone is more than 64,000 and still growing. There are no new surgeries to accommodate the ever increasing number of residents. One doctors surgery has more than 27,000 patients. Is it any wonder the NHS is at breaking point? I know the building of new houses is making money, but it's not helping.	Does not specify

22	PO7 6HJ Not on electoral roll	I live just outside the parish boundary in Esher Grove PO7 6HJ but am a frequent user of the B2150 to access the A32 and thence , at times, the A 34. The proposed plan appears to show an exit to the B 2150 at the western edge of the development; this is close to a blind bend when coming into Denmead from Hambledon. In fact there are two exits onto the Hambledon Road and this will cause driver frustration both exiting and entering Option 3 and existing western boundcommuter traffic. No mention has been made of how vehicles from 100 houses will be able to exit safely by way of traffic lights or mini- roundabouts and this needs urgent consideration to account for road safety. The area of Waterlooville, part of the original Southwick estate, when developed for housing, already had roundabouts on the B2150 and the estate build behind The Harvest Home had roundabouts created on the road between Denmead and World's End.	Does not specify
23	No postcode given Not on electoral roll	I vote Option 1.	Option 1
24	PO7 6HN Not on electoral roll	Number 2	Option 2
25	PO7 6EP Not on electoral roll	I would like to vote for: Option 2 - Extension to Carpenter's Field.	Option 2
26	PO7 6LS Not on electoral roll	I'd like to register my vote for option 2. There is already the infrastructure in place. The plans for access to Site 3 have an unsafe access point and Site 1 would just lead to more building elsewhere to hit the allocation from the council.	Option 2
27	PO7 6HH Not on electoral roll	Having considered all the options, I would like my preferred option to be noted as Option 2. I have to say that 100 new dwellings in Denmead is not overly attractive and, unless there is a significant improvement in infrastructure, is just going to impose further difficulties on the residents. For instance, trying to get an appointment with the medical practice in the village has significantly worsened in the 6 years I have been living here and without an improvement to the roads, I can only image what this will do to the traffic in the area. There will also need to be a significant improvement in the ground water management. As it is, we already spend a considerable proportion of an average winter with an area of flooded garden due to poor drainage ( the severing of a field drain, which crosses a corner of the garden, without adequate replacement drainage is undoubtedly the cause) in our part of Great Mead. The neighbours below are equally badly affected!	Option 2
28	PO7 6BX Not on electoral roll	My choice for the Neighbourhood Plan is Option 2. This is from the brochure delivered by Royal Mail so I assume that I am eligible to vote.	Option 2
29	PO7 6DN Not on electoral roll	Morning folks, difficult decision to make after reading question 10. It makes no sense not to chose option 2 or 3 like the question 10 suggests if the allocated homes aren't built we would likely finish up with far more with current gov policy.	Does not specify

30	N/A	<p>We are writing on behalf of xxx who wish to respond to the public consultation being run by the Neighbourhood Plan Steering Group on which sites to allocate in the emerging update of the Denmead Neighbourhood Plan. xxx have business and landowner interests in Denmead and thus have knowledge and experience that could be of benefit to the Parish as it seeks to bring forward plans to guide the future growth of the area. The company therefore notes with disappointment that the consultation material specifically states that “only comments from residents will be considered” and further that “only people that live in the village, or near the village are eligible to comment on development in the village”. By employing a verification process to ensure that comments on the consultation are restricted to residents other interested parties with legitimate interests in Denmead (such as local businesses) have effectively excluded from joining this very important conversation. The Planning Practice Guidance expects Neighbourhood Plan groups to be inclusive and open in the preparation of their neighbourhood plans and to ensure that the wider community is: kept fully informed what is being proposed, is able to make their views known throughout the process, has opportunities to be actively involved in shaping the emerging neighbourhood plan, is made aware of how their views have informed the draft neighbourhood plan (Paragraph: 047 Reference ID: 41-047-20140306). xxx do not feel that this Government requirement is being adhered to. In addition, by excluding organisations and people with legitimate interests in the Parish at such an important stage in the plan preparation the Steering Group is eroding its ability to draw on that local expertise to help produce a plan that is robust in its evidence and preparation approach. Uncertainty created by forthcoming national planning policy changes and WCC draft Local Plan progress The Steering Group will be aware that the draft Winchester Local Plan has just been submitted to the Planning Inspectorate for Examination. Given that it is at such an early stage there is considerable uncertainty around how the draft Local Plan will fare at Examination and whether it will be found legally compliant and sound. One of the key considerations the Inspector will need to address is if the Plan has made sufficient provision for housing needs and taken a robust and defensible approach to distributing the growth around the district. You will also be aware that the revised National Planning Policy Framework (NPPF) and Standard Methodology to calculate local housing requirements are expected to be published shortly, possibly in the next two weeks. In Winchester’s case, the proposed Standard Methodology raises the housing requirement for the district by an additional 343 dpa. This is a significant increase and, if the changes are introduced in the current proposed form, could result in Winchester having to find a significant amount of additional housing capacity. Clearly this will have a significant impact on Winchester, but it may also impact on the Parish. The xxx holdings would be a valuable supply of sites in Denmead to take into account when numbers and spatial distribution are potentially being re-visited by the District in the coming months. Comments on Site options xxx are disappointed that only 3 site options are being offered to the local community for consideration and that this situation has arisen because of the employment of a ‘policy-on’ approach in the site assessment process. When undertaking an assessment of land availability and assessing sites for allocation it is normal that this is done on a ‘policy off’ basis. xxx are concerned to note that policy (in the form of the Denmead Waterlooville settlement gap) has been applied by AECOM. at the very initial stage of the assessment to exclude 14 sites that lie in the gap. As a result, the suitability, deliverability and achievability of each of these sites was not considered further, effectively robbing the</p>	Does not specify
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		<p>community of the ability to consider whether any of these sites could assist in achieving some of its wider objectives. xxx are very much of the view that by using a design and landscape led approach it would be possible to re-inforce and enhance the gap whilst also ensuring that housing and other wider community benefits could be delivered. It is worth noting that the National Planning Policy Framework does not include policy for settlement gaps and the emerging policy in the Winchester Local Plan 2020 -2040 states that development should not “undermine the function of the gaps and its intended role to define and retain separate identity of settlements”. This is a more flexible and pragmatic approach by the Council, enabling wider policy objectives relating to delivery of housing and infrastructure to be achieved whilst ensuring settlements do not coalesce. xxx believe that development could be accommodated on their sites in a way that would meet objectives relating to housing and infrastructure delivery whilst also delivering significant benefits to the community in the form of: Improvements to the appearance of the countryside, Maintaining the separation of Waterlooville and Denmead through the creation of in perpetuity accessible, nature rich public open space, Potential improvements to flooding across the wider area; and Community infrastructure. In conclusion, xxx is disappointed that it has effectively been excluded from the important consultation the Parish is taking on site options. They are concerned with the ‘policy-on’ approach that has been used by AECOM and the fact that it has excluded a useful supply of sites. Finally, the uncertainty surrounding the emerging Winchester District Local Plan means that the sites excluded by the Parish on policy grounds could be essential in helping it and the District deal with the likely Government policy changes.</p>	
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