DENMEAD

VILLAGE DESIGN STATEMENT

October 2015 – Final Draft

DENMEAD NEIGHBOURHOOD PLAN – VILLAGE DESIGN STATEMENT

Introduction and Purpose

1. The original Village Design Statement was adopted as a Supplementary Planning Document to the Winchester City Council Local Development Framework on 7 Feb 2007. As part of the Denmead Neighbourhood Planning process, the document has been scrutinised and updated where necessary. The major points and policy related aspects have been incorporated in the Neighbourhood Plan.

2. The revised Village Design Statement describes the distinctive character of Denmead, its buildings and surrounding countryside. Its purpose is to ensure that any future development respects this character, is based on an understanding of Denmead's past and present, and will contribute positively to its future by enhancing its special nature.

3. The Denmead Village Design Statement will be adopted as a Supplementary Planning Document, forming detailed guidance to developers and applicants in support of the Denmead Neighbourhood Plan. It will be a material consideration to be taken into account in decisions on planning applications and is consistent with the policies in the Winchester District Local Plan of which the Denmead Neighbourhood Plan forms part.

Area of Coverage

4. The Denmead Neighbourhood Plan covers the Parish of Denmead except for the part within the South Downs National Park and the area that forms part of the West of Waterlooville major development area. The Village Design Statement will therefore apply to the same area.

5. A brief description of the community including the size and structure of the population, number of households, existing infrastructure, services and utilities is given in the Neighbourhood Plan.

Document Status

6. This document is a draft for consultation. Following the receipt of comments the document will be amended where required prior to adoption by Winchester City Council as a Supplementary Planning Document.

The Characteristics of Denmead, including existing issues/problems

General description

7. Denmead is situated on the B2150 from Waterlooville to Hambledon and in the South East corner of Hampshire. It is 11 miles North of Portsmouth with its highly developed continental ferry port. The commercial port of Southampton lies some 17 miles South-west (M27) and Chichester is 20 miles East (A27). Winchester, the ancient capital of England, is 20 miles North-west and Petersfield is 10 miles North (A3M).

8. Development of the village has to a large extent been dictated by the existence of the Forest of Bere, spring lines and high water tables - Portsmouth Water Company has three pumping stations within the parish.

9. The core of the parish is in the vicinity of the church built on a slight ridge of the East to West 'valley' from which the name Denmead originates. It is in this area that houses were converted into the shops which now serve the village and the surrounding countryside.

10. Generally speaking Denmead parish was an area of modest farms with small fields interspersed with small copses. This has left a legacy of rural lanes, plentiful footpaths on land not originally covered by Bere Forest, and scattered groups of house or farm buildings.

11. Somehow early residents managed to fit six farms into what is now the main built up area of the village!

12. Most of the parish has undulations (rather than hills) separated by wide shallow valleys with streams. Patches of water-logged land in winter are mainly due to a combination of spring lines (not all of which are in the lowest parts of the parish) and the high water table.

Willow Lake, World's End

Geographic/Geological background

13. Denmead is built on geologically recent strata, in a shallow basin of chalk which outcrops to the North and South. This chalk basin is filled with later sediments, the oldest and lowest being the Reading beds, then London clay and, most recent, the Bagshot sands. These three layers of sedimentary rocks are exposed from North to South, Reading beds of clay underlying most of the village with London clay along Forest road and Bagshot sands in patches beneath Creech Woods and at Soake. Exploration for oil north of the village produced a positive result but not in financially advantageous quantities. Attempts at gravel extraction in Creech Wood East were successfully warded off. In other parts of the village water filled gravel and sand extraction pits may be found.

14. There are a number of disused clay pits to the North of the village and the site of what was a brick works lies to the South.

15. The main product of the local geology is flint which has been used in a number of local buildings including the church. There were also sand pits in the Soake Road area. The variety of soils enables a wide range of plants to grow in the area. The clay soil is heavy to work and contains numerous flints but is reasonably productive with a high base status; soils derived from the Bagshot sands are more porous and of lower base status and less fertile, suitable only for trees or heath.

16. There is a spring line parallel to Forest Road and in many areas the water table is quite high giving rise to drainage problems and or ground water flooding. Long slopes running down towards the village can also give rise to surface water flooding. This was recently (2014) very apparent when two flows manifested themselves, one crossing Tanners Lane, down White Horse Lane, where it merges with the other flow coming down Edneys Lane and finally along Anmore Road to the vicinity of Kings Pond. The majority of other village ponds have been filled in, although a couple of new artificial ones have been created.

17. Southwick Road is a watershed with one stream flowing West and another East to join that coming from the North and Kings Pond. It leaves to the South. All streams are headwaters of the River Wallington and all streams within the parish are classified as ‘main river’.

Historical background

18. Within the parish are Bronze Age burial mounds and Roman remains and there is evidence of much earlier settlement in Denmead. The village was on the edge of the Royal Forest of Bere which at one time had a fearsome reputation because of the highwaymen who infested the roads. Various encroachments took place until the situation was legalised in the first part of the 19th century. Land not part of the Royal Forest tended to be in ecclesiastical hands before becoming part of Winchester College or Southwick estate holdings. A number of hamlets grew up until a form of unification took place in 1880 with the building of All Saints Church. However within the parish some hamlets have continued as such whilst the area in the vicinity of the church has seen most development.

19. At one stage the village was used by the rich of Portsmouth as a place in which to build their country houses. These were frequently built with flint (as were the church and the old school).

20. The old school was opened in 1874 and the church in 1880. Fareham Road (in World's End) would appear to have been a centuries old example of ribbon development. It has a number of listed buildings along it (including a post box) which together with other no longer seen buildings appear on maps before Forest Road (C130) was created. It is worth remembering that in the 17th century Hambledon was a market town so Fareham Road was the communication between market town and market town cum port. Apless Lane too appears on old maps linking the area to Southwick village which was the centre of a large estate.

Honeysuckle in a World's End hedgerow

21. The hamlets at World's End and Furzeley Corner had their own Post Offices and shops.

22. Houses, buildings and lanes served the farming community in the days when although farms were small they employed a large labour force as mechanisation was non-existent.

23. The second half of the 19th century saw a major change - Board Schools were opened, that in World's End in 1872 (2 years before the Denmead school) for 27 children (aged 5 to 13) but within three years the number had dropped to 15 bringing about its closure. Denmead's Board School remained in use until 1974. With Board Schools education became compulsory effectively stopping agricultural child labour.

24. The pattern of changing farming methods and diminishing domestic staffs has continued and is reflected in the use to which buildings have been put. Farms were separated from the land and became purely residential; labourers' cottages were converted and or extended so where two or more families had lived became single homes; a number of the poorer dwellings were simply demolished.

25. The general effect has been to move all the housing upmarket and out of the financial reach of rural workers - whilst reducing opportunities for local work for those remaining.

26. The housing having moved upmarket in many cases the new owners want the benefits of 'country living' so there is pressure to build stables to accommodate the horses and ponies! There are believed to be 350 horses/ponies stabled within the parish.

Vegetation, Wild Life, Nature Conservation and Landscape

Biodiversity

27. Biodiversity is an abbreviation of "biological diversity", which includes all living species and their habitats. The Denmead area comes within the Forest of Bere Lowlands Landscape Character Area (Winchester District Local Plan Review) described as "one of the most bio-diverse areas in Winchester District".

A small part of Furzeley Golf Course. It is situated just to the East of Denmead Village in the Denmead/Waterlooville Gap. The photo conveys the low lying nature of the ground and the way trees hide any houses. Creech Wood is about half a mile to the left of where this photograph was taken.

28. The Parish of Denmead contains a wide range of natural habitats and these support a variety of species. They contribute greatly to the quality of life in Denmead. Also some species found within the Parish are of County and National importance. One of the main features of the Parish are the hedgerows, which consist of mixed deciduous trees and shrubs, some of ancient origin and some Enclosure hedges dating back to the early 19th century. Their continuous presence has allowed a number of species to become established. Hedges extend into the heart of the built up area of Denmead and apart from importance as a habitat, they provide important wildlife corridors.

29. It has become more recently recognised that gardens provide an increasingly important focus for biodiversity, particularly large gardens. Denmead has many large gardens but these have in some cases been lost to development. Features in gardens favouring survival of species include garden ponds, shrubs and nectar producing herbaceous plants, both native and exotic, bird, bat and hedgehog boxes. Parties of long-tailed tits and other species spend their summers mainly in the local woods, then move in winter to bird feeders in the gardens of Denmead.

30. There are a number of Sites of Importance for Nature Conservation (SINCs) within the parish of Denmead and none are more important than Creech Woods (Forest of Bere). Although a large part has been planted with conifers, there is sufficient remaining broadleaved woodland to make it an important habitat with great scope for regeneration. It is important for Spring migratory birds, especially warblers, as one of the first stopping points for arrivals over the Channel. Also important are rare butterflies Purple Emperor, White Admiral and Silver Washed Fritillary as well as numerous commoner species. The woods contain many ancient woodland indicator plants including Bluebells, Butchers Broom and Solomon's seal.

31. Closer to Denmead village itself there are a number of SINCs although some of these, particularly unimproved grassland, are threatened. The Anthill Common area has two SINCs and the owner is maintaining these areas, with advice, to retain the character and biodiversity. This area contains remnants of ancient fishponds, and eels have been found which must migrate up through the narrow streams that arise from the chalk/clay spring line in Denmead and feed the River Wallington.

32. As part of its Forest of Bere origins, Denmead has numerous large native trees, mainly oak, scattered not only through the surrounding countryside but also within the built up area. Here they are often the subject of tree preservation orders, and are important to retain both the character and biodiversity of the village.

33. In conclusion there is considerable habitat in Denmead, worth not only preserving but also enhancing, following advice given in the Winchester District Landscape Character Assessment (adopted as Supplementary Guidance in March 2004). The following sections give more information on particular areas or fauna.

Vegetation

34. Throughout Denmead there are field hedges consisting of mainly hawthorn but also other species such as Blackthorn, Hazel and Holly. Some are clipped, important where they could impinge on visibility at the edges of highways, or are still required as stock barriers; others have been allowed to grow to maturity. An example of the latter is along the edges of Inham's Lane which has wide verges.

35. Here there is a considerable mix of species including Hawthorn, Blackthorn, Field Maple, Blackberry, Dog Rose, Holly, Hazel with climbing Honeysuckle, Black Byrony and Wild Hops. The variety of species may indicate an ancient origin of these hedges, but most of Denmead's hedges probably originate from enclosure hedges of the nineteenth century. The mature hedges are of great importance in providing berries for winter food for birds and also nesting sites. These mature hedges attract a large number of birds at all times of the year.

36. Denmead has a large number of trees scattered around and through the village. Most of the mature trees are Pedunculate Oak of various sizes. A large number have grown along the line of hedges, some are isolated within fields. Development has occurred around the oaks and a number have tree preservation orders, although sometimes building has taken place too close to the oaks.

South of Denmead

37. This is mainly on London Clay subsoil and the fields are mainly used for taking crops of hay or silage. Gardens are fertile but difficult to work

38. The original spring line occurs here with drainage channels flowing east and west from either side oif Southwick Road to eventually join together. The eastern stream has been incorporated in the development north of Forest Road. The wetlands are rich in wildflowers, butterflies and pond species such as newts. It provides a valuable educational resource for activities such as pond-dipping. On the West side of Southwick Road the stream runs through the south of Inhams fields, the southern damp area

here is designated a Site of Importance for Nature Conservation being particularly rich in birds and wildlife. The stream passes under Inhams Lane and contains here such species as Sticklebacks, Common Frogs and Horse Leaches.

39. Creech Wood is a remnant of the ancient Forest of Bere, and consists of mainly Plantation Conifers but also oaks, beeches, Spanish Chestnut, remains of Hazel coppice, Goat Willow, Hawthorn, Blackthorn and Birch.There are a number of ancient woodland indicator species in the wood including Spotted Orchids and some Bee Orchids, Bluebells, Snowdrops, Wild Daffodils, Solomon's Seal, and Butcher's Broom There are a number of species important for butterflies such as Tormentil. Creech Wood is rich in fungi in the Autumn including edible species such as Oyster Mushroom and poisonous species such as Death Caps and Fly Agaric. Another hazard in Creech Wood is the presence of Deer Ticks which can transmit Lyme Disease.

North of Denmead

40. The subsoil is clay with flints and further North it verges on the chalk of the South Downs. Again fields are surrounded by mixed species, mainly Hawthorn, hedges. Also found in these hedges are elms and Elderberries. The land is used for dairy and arable farming with some equestrian grazing. A part of the fields opposite and to the north of little Frenchies Field are used for allotments. The ultimate owner of the land is Winchester College, but Barn Green Allotment Society run the allocation of sites and charge rent. Near here is the small but attractive Rookwood reserve which is maintained to encourage wildflowers and wildlife.

41. Close to this area is Hart's Copse another remnant of the Forest of Bere. This consists mainly of broad leaved trees, in particular Sycamore. Early Purple Orchids have been found here. The wood is carpeted with Bluebells in the Spring.

East of Denmead

42. In a farsighted move fields were purchased for community activities. These fields - the Goodman Fields - are bounded by hedges containing trees and have been managed to encourage biodiversity, with planting of native species and trees. In another area of fields to the East of Denmead the rare Green Winged Orchid may be found.

West of Denmead

43. This area consists of attractive mixed countryside with field, hedges and trees again mainly oak. The damper parts of West have fauna and flora suitable for such conditions.

Wildlife in and around Denmead

Mammals

44. There are many species of mammals in and around Denmead, mainly centred on the woods and copses. Species seen are Roe Deer in all areas, rarely Fallow Deer and Muntjac in Creech Wood.

45. Hares are to be seen in the Northern part. Rabbits are widespread, as are Foxes and Woodmice. Badgers may be seen at various sites. Grey Squirrels are everywhere. Occasionally seen are Weasels and Stoats.

46. A variety of bats is to be found within the parish.

Deer are not the only wild animals to be seen to be seen in local gardens and open spaces within the village.

Birds

47. The countryside and gardens of Denmead attract a large number of species. House Sparrows and Starlings are decreasing but locally common. Gardens attract Chaffinches, Greenfinches, Goldfinches, Blue Tits, Great Tits, Long Tailed Tits and Coal Tits. Great Spotted Woodpeckers are frequent garden feeders, and are found in Creech Wood and Anthill Common along with Green Woodpeckers and Nuthatch.

48. Creech Wood is rich in a number of birds including migrant warblers such as Chiffchaffs, Willow Warblers and Blackcaps. There are numerous Goldcrests in the conifers. The most important species in Creech Wood are Crossbills in Winter, and Nightjars in the Summer. Nightingales used to be regular but have not been heard in recent years.

49. Raptors are increasing including Buzzards, Sparrow Hawks, and Peregrine Falcons. Kestrels are in steady numbers. Barn, Tawny and Little Owls are frequent. Herons are unpopular visitors to garden ponds and have been joined in recent years by Little Egrets. There is a large rookery in tall trees at School Lane. Many other species of birds are to be found in and around Denmead.

Reptiles and Amphibians

50. Grass snakes, adders, slow worms, common frogs, newts and toads may all be found.

Butterflies

51. The common garden species such as Red Admiral, Peacock, Small Tortoiseshell, Comma and Holly Blue are frequent but variable in numbers from year to year. Creech Wood is rich in important butterflies including Purple Emperor and White Admiral, which are rare and classified as High Priority Species. Also seen at the top of oaks are Purple Hairstreaks. Other woodland species to be seen in Creech Wood are Silver Washed Fritillaries and Spotted Woods. Brimstones, Meadow Browns, Gatekeeper, Small Skipper, Large Skipper and Marbled Whites may be seen in the cleared areas.

West going stream just to the west of Southwick Road

Settlement pattern and Character

52. Until recently houses tended to be where well water was accessible and the ground was not liable to either water-logging or flooding. It is no coincidence that there are both older houses and old ponds in Anthill Common area (to be found between Hambledon Road and School Lane).

53. The ordnance survey map of about 1900 shows a few clusters of houses at Barn Green (where the village green is now), Anmore Dell (shown as Denmead Gate), Anthill Plain (sic), Pit Hill, World's End and Furzeley Corner.

54. The building of the church in 1880, on a ridge in the centre of the parish, lead to the construction of houses in its vicinity. A number of these houses were subsequently converted into shops and their front gardens now form the bulk of the car parking. (See Village Centre below.) The building of the terrace of houses in Anmore Road in circa 1896 was the start of joining Anmore Dell to Anthill Common via Barn Green into what people now think of as the village of Denmead.

55. Post WW II came waves of development with the council Bere Road estate, Harvest Road and in the late 20th century Forest Road estates all pushing the central village boundary outwards, but principally to the south and east, leaving the commercial heart of the village on the northern edge of the development. Other clusters of buildings are still to be found at World’s End, Furzeley Corner and where Soake Road joins Hambledon Road. Individual farms are rather more widespread.

56. There are industrial sites at Soake Road, Furzeley Corner and Forest Road - one of the latter, Parklands, must be a prime example of both a desirable place to work and how to blend in with the landscape.

A small part of the Parklands industrial site. Excellent use of pre-existing trees with inspired landscaping

57. The core of the parish is in the vicinity of the church built on a slight ridge of the East to West 'valley' from which the name Denmead originates. It is also here that there is a district council car park with a public convenience.

58. To the South and West of this core there used to be Ashling House with its extensive gardens which until 1960 blocked expansion in those directions.

59. To the East is Anmore Road - an early form of ribbon development. Opposite the long run of terrace houses there are some houses of a later date.

60. Ribbon development also took place along Hambledon Road towards Hambledon itself. This is generally of detached houses set in large grounds and forms a distinct area of the village.

This post box, situated in Worlds End is a listed monument reflecting the age and past importance of the area.

61. Ashling House and gardens were replaced by post World War II houses. These were Ashling Close, consisting of detached houses; Ashling Gardens of high density, partly detached, partly semi-detached houses whilst Ashling Park Road has a lot of bungalows. North of Ashling Park Road and South of Hambledon Road (where it is heading for Waterlooville) is an area mainly of council housing but also containing some old peoples' housing.

62. Heading South West from the village centre is Southwick Road along which there was little development prior to the mid 20th century. More and more houses have been built in this area with an increasing housing density for each new development.

63. To the North West of the village centre, and partially cut off from it by farm land, is Anthill Common. Uplands Road and Thompsons Lane both had ribbon development with larger houses in decent sized grounds. Anthill Close was a 1970s infill development. School Lane which leads towards Anthill Common also had some post WW II ribbon development.

64. Since the early 1980s two major changes to Denmead development have taken place. The first is the 'Forest Road development' where the village expanded outwards towards, but limited by, Forest Road stretching from Hambledon Road in the East through to and including the vicinity of the Harvest Home. This included building a new section of Forest Road to join to Hambledon Road.

65. The second change has been a pronounced move towards infilling or demolish and rebuild with more houses on the one site, particularly along Hambledon Road to the east of the village centre.

66. Both the Forest Road development and the infilling have seen housing densities increasing to that comparable to towns.

67. Pre WW II one farm employed 33 men. Today it is worked by 2 people. Denmead has become a dormitory as the pattern of employment has changed!

DENMEAD VILLAGE CENTRE
(See map 1 in Appendix 2)

General

68. The village centre is situated on the Hambledon Road (B2150). The Eastern limit of the centre is close to the Forest of Bere public house which is situated on a peninsular created by the forked junction of Anmore Road (C40) with the Hambledon Road approximately opposite Ashling Gardens.

69. The Western limit is the White Hart public house which is almost opposite the premises of Taxiden (Denmead garage) - also part of the centre - near the village green and junction of Hambledon Road and Southwick Road (C40).

70. The influence of the centre extends beyond the parish boundary drawing in custom from the Waterlooville area, and Southwick and Hambledon villages. This leads to a high level of daytime activity and passing trade.

71. The centre contains a mixture of residential properties and a valued range of facilities covering religion, health, retail, finance and service business. Most of the shops are concentrated on the South side of the road forming a curved parade set back approximately 15 metres from the kerb forming a common forecourt used for car parking and for shops to display goods. Some businesses use their first floor areas as storage and office space, and others as separate businesses or residential flats.

72. Advantage has also been taken to open further services and facilities behind the shops where access and spacing between shops is wide, eg Garage Services and Yoga centre.

Village shops set back from the road to provide car parking.

73. At the West end of the centre a few business premises have retained their original boundaries at the pavement.

The village green with the White Hart in the background.

74. On the North side of the road lie the Parish Church and its hall, the Health Centre, the Post office, the Funeral Director and an Estate Agent. Each has a car park specifically for visitors to the premises concerned.

75. A District Council free car park with public toilets has also been provided on this side of the road at the East end of the centre at the junction with Kidmore Lane. This is a popular meeting point for ramblers, cyclists and others wishing to explore the lanes and countryside in the parish and beyond. It is safeguarded by Policy 6 of the Neighbourhood Plan.

Businesses set in behind the shops.

76. Due to the result of increasing car use and the extensive range of facilities which can be found in nearby towns, a certain amount of trade has been lost. Nevertheless the overall mix of small scale retail outlets and services contributes greatly to the character of the village.

Buildings

77. The mix of single and two storey building types and styles since the 19th century contributes towards a variation in street scene where no single architectural style predominates. There is little harmony between the old and the new.

78. Gaps between buildings in the centre vary with some being wider than the more modern developments in other parts of the village. This contributes to a feeling of spaciousness. It also enables trade deliveries to be made.

The village church showing the knapped flint and brick quoin construction typical of many of the older buildings.

Walls

79. Older buildings such as the church and the rear of the Forest of Bere are fine examples of the use of knapped flint with brick quoins. Other buildings such as the 1854 Lynden Cottage were built in bricks of that period (fine sanded and red in colour). Since the early period a wide variety of bricks has been used as availability and fashions have changed.

80. Some walls have been cement rendered and others painted with pale colours - predominantly white or cream. The use of shiplap board cladding and hung tiles is also evident.

Roofs

81. There is a varied skyline with earlier gabled and hipped tiled roofs with brick chimneys and chimneyless plain pitched roofs in later developments. The heights, pitches, and styles have varied considerably over the years. Plain clay tiles and natural slate have been used in earlier properties whereas interlocking concrete tiles can be found on post war developments. There are few television aerials or satellite dishes evident in the centre.

Lynden Cottage of the 19th century. Brick with slate roof, and sash windows.

82. Shop fronts and business premises have discreet painted signage above their windows. Some small hanging signs also exist.

Doors

83. Both domestic and commercial premises have doors and sometimes porches typical of the era in which they were built. Earlier doors are generally plain, some part glazed and others with fan lights over them. Those fitted in later years tend to be based on traditional forms but vary according to manufacturer (wood versus pvc) and the taste of the occupier. Porches where present are usually small and simple. Canopies over doors, rather than full porches, are also a feature.

Windows

84. Vertical sash, picture frames, and casement windows are in evidence and styles vary according to their age. Both wood and metal frames and windows still exist but these are gradually being replaced with aluminium and upvc alternatives as the originals deteriorate.

Boundaries

85. The range of boundaries that exist are generally in keeping with the age of the properties concerned. In the main these are walls constructed from flint or brick although fences and hedges have been introduced to a few properties in recent years. Different species of trees exist contributing to the rural atmosphere.

Street Furniture

86. Street lighting should aim to minimise light pollution while taking account of highway safety and personal security. Old style wooden telephone poles and overhead wires are evident. There is a telephone box on the corner of Park Road/Hambledon Road by the church. Two large post boxes are to be found outside the Co-op/Post Office.

87. An inadequate provision of rubbish bins exists. They are at each end and middle of the common forecourt and an additional one close to Ashling Park Road. The under-provision causes litter to blow around the village.

88. There is a sheltered bus stop by the Health Centre, and another on the other side of the road by the Parish Notice Boards.

Density of Housing & General Planning/Development Activity post 1980

89. The National Planning Policy Framework states that local planning authorities should set out their own approach to housing density to reflect local circumstances.

90. Local Plan (Part 1 – Joint Core Strategy) Policy CP14 supports higher densities where there is good access to facilities and public transport, but balanced against the need to promote high quality design. The High Quality Places SPD urban design principles include guidance on character and grain (pattern and arrangement of built form and spaces in between). Government Guidance states that matters to consider when assessing design quality include the extent include the extent to which the proposed Development:
    - Is well integrated with, and complements, the neighbouring buildings and the local area more generally in terms of scale, density, layout and access.
    - Creates, or enhances, a distinctive character that relates well to the surroundings and supports a sense of local pride and civic identity.

91. With development of some smaller sites, there has been a tendency to try to achieve higher densities which, with regulated parking provision, can result in small or no gardens and little or no vegetation or any amenity space on site.

92. In new developments, on-site parking should be convenient and unobtrusive. A local Appeal Decision has found that a local proposed site layout "where garden areas with soft landscaping would be replaced with extensive hard surfacing for car parking and manoeuvring would be unduly cramped and uncharacteristic of the area". Conversely in Denmead where public transport is poor, the provision of adequate parking is essential.

General

93. This section covers that part of the parish which to many people constitutes Denmead and is within the policy boundary shown in the Neighbourhood Plan. Parts specifically excluded are those dealt with elsewhere namely the Village Centre and the Forest Road Development.

A back-fill development. Like many such estates there is a lack of children's play facilities.

94. Buildings range from Victorian to modern and much of the road layout owes more to historical land ownership and usage than it does to planning. There are few older buildings which are not on raised ground. In effect there were two areas of development. One in the vicinity of where the church is now to be found and a second one in the vicinity of Anthill Common. Over the years both developments have grown towards each other and are linked by virtually continuous residential dwellings.

95. There were no large estates developed within this area although some developments were up to about 60 houses. Natural vegetation and contours make it hard to see all of any of these estates at once.

96. The whole area has been subjected to infilling and back-development for the last few decades.

97. This lack of conformity is part of what makes the village as it is. It has also tended to lead to people of differing backgrounds living in proximity with each other.

Buildings

98. The majority of buildings are of two storey construction. This includes many which were originally bungalows but have since been modified by the insertion of dormer windows to provide first floor accommodation.

99. Building materials include flint, shiplap, wood frame with hung tiles, brick and block with stucco or render finish.

100. Window sizes reflect the age in which the houses were built; small with small panes in the older houses through the huge 'goldfish bowls' of the 1970s to the modern styles, often double glazed, and comparable in size to the 1930s.

101. A further feature reflecting the 1960/70s is the presence of the semi-bungalows, built as such, found in some roads. (Note: These are in contrast to the bungalows which subsequently had dormers added found in many places within Denmead).

102. The most spacious development is to be found in the old council estate in the vicinity of and including Bere Road. It is also in this area where blocks of flats and old peoples' homes are to be found. These blocks are so surrounded by other buildings they do not jar visually.

A modern infill development where quality of life has not been neglected. The spacing provides both room for children's informal play and a pleasant environment for adults.

103. Elsewhere there are some buildings which are two storey plus roof-space with dormer windows. They are well screened by other pre-existing buildings.

Roofs

104. There are roofs of thatch, slate (natural and artificial), clay and concrete tiles, and one or two which look like the asbestos (no longer permitted) diamond shaped ones. Roof pitches are also very varied with some gabled or hipped. Brick chimneys are also a feature.

Roads

105. None of the 'B' or 'C' roads are kerbed with pavements throughout their length within the parish. In most cases kerbs and pavements are adequate for today's requirements. Some of the roads are not adopted and some belong to Winchester City

Council. The remainder are under Hampshire County Council.

106. Most roads are of sufficient width with low vehicle rates that on-road parking still allows other vehicles to pass (with neither using the pavements) without causing traffic delays.

A 1960s/70s development with no play area but adequate parking. The buildings are an example of a circumvention of the number of storeys allowed. These counted as single storey at the time!

Space and Recreation

107. Except for the Bere Road area no thought appears to have been given to providing any play space whatsoever before 1980.

108. The parish as a whole has shortfalls of space in the following categories:

Allotments – 1.41 ha

Parks and Recreation – 3.62 ha

Sport – 1.09 ha

Natural Green Space – 1.13 ha

Informal play area – 2.54 ha

Play -2.13 ha

109. The Parish as a whole has only 56% of the recommended quantities of recreational spaces. Kidmore Lane and King George Playing Fields (including the additional land not belonging to the charity) are well equipped but over used. Moreover the Kidmore Lane field has drainage problems (on a spring line) which limits its use in winter.

Link houses are another example of a 1970s development maximising ground use.

110. The Parish has the advantage of recreational facilities at Creech Wood which is owned by the Forestry Commission, England. The Parish Council holds regular liaison meetings to exchange views on the work going on within the Wood and its benefit to the local residents. The Parish Council and the Forestry Commission has successfully delivered a number of joint projects, improving the surface of paths and installing the Jubilee Avenue. The newly released draft Forest Plan gives a basis for that to continue with one of its aims being to *"Maintain sustainable access and the provision for recreation within the woodlands, taking opportunities to enhance the experience where appropriate".*

111. The Neighbourhood Plan Proposal 1 relates to the Green Infrastructure for the Parish, which will be taken on by the Parish Council.

Boundaries

112. Many roads have open plan frontages. Others have low brick or block walls. Hedges of native species or more ornamental shrubs are to be found almost anywhere within the area. There are a few rail and post fences and a very few wood-lap ones - these are not popular due to rot and storm damage and are being replaced.

Caravan (mobile home) Park

113. At the end of Dando Lane, off Hambledon Road, Denmead has a mobile home park which provides much needed low cost housing. This is a vital resource for the village.

Anthill Common

114. Anthill Common is within the pre 1980 development area and the policy boundary. For the purpose of this document it is the triangle bounded by Hambledon Road, School Lane and Uplands Road. It includes the houses facing on to those roads. Most of the area was not enclosed until 1870 when the Commissioners sold off house plots (at between £30 and £40 each). The enclosure map shows 'public dipping ponds' more or less opposite Forest Gate (Farm, as it was called then), close to the junction of Inhams Lane with School Lane and further along School Lane near the Crabbick Lane cross road. Uplands Road, School Lane, Thompsons Lane and Crabbick Lane all had to be made up by the purchasers after which the roads were to be maintained at public rate expense.

115. The Anthill Common area is without recreational space. There is an area on Anthill Common nominated for recreation where the slope is insufficient to be a ski slope and too sloping for any ball games. In other respects the Anthill Common area is similar to the remainder of the pre-1980 Denmead.

Street scene in the Anthill Common area. A quiet area with no pavements, little traffic, and generally larger houses on larger plots.

Older houses in the Anthill area are larger (and on bigger plots), than those closer to the village centre.

THE FOREST ROAD DEVELOPMENT

General

116. This section covers the estate built along the Forest Road from its junction with Hambledon Road to its junction with Southwick Road at the Harvest Home. It came about as a result of the Denmead Local Plan 1983.

117. The whole area is flat and in one of the lowest parts of the village. It has a stream (classified as 'main river') flowing East from the Harvest Home. A number of mature trees are incorporated but there is also a considerable amount of landscape planting.

118. The development is one of two storey buildings with a mixture of sizes, from small affordable housing in small terraces to larger detached houses. It is well laid out providing recreational space (including children's play areas), tastefully utilising the stream, greenways (for both pedestrians and cyclists), and roads that do not provide 'rat runs'.

119. Within the development are a very few older buildings left over from agricultural activities.

120. A number of different developers built this estate over a period of about 20 years. It is the only sizeable development built at roughly the same date in the whole village.

Buildings

121. The buildings are of brick although some have a stucco or cement rendering finish to provide a break in monotony and colour. As stated above they are of two storey construction in brick.

122. They are set at various angles to the roads, sometimes facing on to what are in effect access courtyards. Where houses face on to a road they are set back by about one cars length so that nobody steps out of their door on to the road. Roofs are of concrete tiles - mainly brown but there are some variations to break the monotony.

123. Plots are small with planning controls restricting on any further development (including sheds and conservatories).

124. Window designs vary with some flat and others bowed or projecting. This again ensures there is no visual monotony.

Children's play area combined with open space. In the background (right) is the old farmhouse whilst on the left the old barn may just be seen. Adults and children both have room to move and breathe which enhances the quality of life.

Roads

125. Most of the roads in this estate are wide enough to permit vehicles to park on the road and others to pass without the use of the pavements. Pinch points and rumble strips are provided as traffic calming measures. Generally there are neither through nor crescent roads. This reduces traffic and keeps vehicle speeds down.

Landscaping

126. Landscaping on this development gives rise to problems. Local authorities do not have the money to provide adequate maintenance so some pavements are blocked by shrubs or plants. The division of responsibility for maintenance between three local authorities makes it difficult for residents to make their complaints known to the right person or to achieve rectification of neglect. Wooden post and rail fences have rotted.

127. The greenways do a good job of connecting the development to both the village and the countryside. The overall effect is to provide a good environment in which to live.

128. The landscaping along Forest Road successfully screens the development and retains the soft village edge. There were shortcomings in the choice of trees and shrubs. Non-native species were used which spread extensively. Some trees have had to be felled as their roots were under-mining house foundations. Shrubs have had to be thinned (at no little cost) to provide a better balance.

129. The landscaping has succeeded in making an attractive soft edge to the village with plentiful wildlife to be seen by the sharp eyed.

Post and rail fencing leaving the Parish Council with a high maintenance cost.

OPEN COUNTRYSIDE SURROUNDING DENMEAD (Outside the defined settlement boundary)

General

130. The parish is generally high in the North and low in the South.

131. In the North a small part of the parish is within the South Downs National Park (SDNP). For much of the Northern part of the parish the parish boundary is also the SDNP boundary. The varying contours mean that some parts of the parish are affected by SDNP considerations whilst other parts, quite possibly closer to the SDNP, are not.

Buildings

132. Buildings are set back from the road on plots which are large to very large. The only exceptions to this are where conversions of farm buildings or labourers' cottages have taken place.

133. Building materials reflect local supplies (eg flint or brick) and changing fashions. There are a few examples of old wood frame with wattle and daub or brick infill.

Where vegetation was not used to screen the estate from the 'bypass' Forest Road, the developer has made use of varied materials and textures. Note the various house alignment and wall textures in the background.

134. A number of buildings have been converted from purely agricultural to industrial or residential. These conversions have been beneficial both visually and to local employment. In most cases windows are sympathetic to the building in which they are to be found. Stables and tack-rooms whilst fitting their surroundings utilise a range of materials for their construction.

Boundaries

135. Generally boundaries are marked by fencing or hedges with a range of shrubs and plants to be found. Trees tend to be in copses rather than in hedges. There are a number of tall fir trees, which were planted to mark the boundary of the Ecclesiastical Parish when it was established in 1880.

Roofs

136. Roofing includes just about all possibilities. Some of the clay tiled roofs have a steep pitch indicating they were originally thatch.

Roads and Street Furniture

137. The area is characterised by its many narrow lanes with mature hedgerows, soft verges and deep ditches, making them unsuitable for heavy commuter traffic. Indeed, these lanes and their fields provide a strong contrast with nearby built-up areas and offer the opportunity for walking, exercising dogs and horses, village events and cycling. These lanes are without kerbs, footways or in many cases on higher ground, ditches.

138. There are also green lanes to be found which are not metalled, adding charm to the area. The whole area is crisscrossed by footpaths.

139. Many of the signposts in the lanes are of the old type with circular finial tops with the place name inscribed. There are no signs which are not justified and no street lighting.

The view from Mayswell looking South towards the completely hidden village. This picture was taken from within a yard or two of the SDNP boundary.

This derelict building had consent for renovation/conversion. The countryside benefits from such buildings brought back into use.

A renovated building (from the same

group of farm buildings as above) is clearly better for everyone.

DENMEAD/WATERLOOVILLE LOCAL GAP

140. The gap provides both a good visual and physical separation from the urban development of Waterlooville. The distinct edge of Waterlooville gives way to the fields of the gap allowing Denmead to retain its identity. For Waterlooville residents the footpaths leading across the fields provide a beneficial recreational facility. The Gap's humps and dips offer suitable sites for arable or livestock farming, stands of trees, water-features and past traces of gravel and sand extraction which are now flooded.

141. The gap is mandated by Winchester Local Plan Part 1 (Policy CP18), and detailed justification of the boundaries of the gap is to be found in the Denmead Neighbourhood Plan evidence and is referred to in Policy 1: A Spatial Plan for the Parish. The area of the gap is marked on the included Map 2 Village Design Statement Area in Appendix 2.

Closer to the road than most houses in the Denmead countryside this picture shows a well cared for dwelling.

Cows to the North of the parish. The cows are in part of the SDNP close to the parish boundary. The view is looking North with Hambledon parish in the background.

Fir trees planted to mark the establishment of the ecclesiastical parish boundary in 1880. Like many trees in the parish they are a feature which needs to be retained.

Horse riding is a family based activity. In the background part of Creech Wood provides an attractive setting.

Pastures and trees were high on the list of 'most popular view' in a residents survey – although which specific view differed enormously.

HIGHWAYS, TRAFFIC & PEDESTRIANS

Road Classifications

142. Denmead has 1 'B' road, 3 'C' roads and a number of 'U' lanes. During its progress through the parish the B2150, Hambledon Road has a 30mph limit. About half its length has a pavement on one side, about a quarter a pavement on both sides and a quarter with no pavement. There is one light controlled pedestrian crossing. A cycle way has been created from the roundabout on the eastern edge of the village to the Parish Boundary with Waterlooville. Lanes in Denmead are without footways, rarely more than 1 vehicle wide and frequently without verges or ditches. There are a few miles of unmetalled lanes which are either overgrown, very muddy or both.

Lanes in Denmead countryside tend to be narrow, twisty and without footways. The few lanes made as part of the 19th century enclosure process are straight and with ditches.

Source of traffic

143. Apart from vehicles using Denmead shops & the bank, the village has its own rush hour of people coming to or returning from work and the school-run for the Infant and Junior Schools. However there is also a considerable amount of transient traffic for which the village is an obstruction on the 'rat-run'. To avoid the bottlenecks at Waterlooville and the A27/M27 North of Portsmouth traffic cuts through Denmead en route to Hambledon (and beyond, eg Winchester), Fareham, Clanfield/Petersfield and Portchester. Heavy traffic at peak hours is to be found on Hambledon Road, Forest Road, Southwick Road, Anmore Road, Furzeley Road & Newland's Lane and to a lesser extent Closewood Road. (See map).

Public transport

144. Typically during 2015 from Monday to Thursday the last bus from Waterlooville to Denmead is 18.50 and from Denmead to Waterlooville is 19.02. This means that nobody can use public transport for late working, evening classes, visiting hospital patients or social purposes in the evenings. They must have a car. Complaints are heard from older residents that this gives them a feeling of isolation. Once residents have been effectively forced to buy a car they will use bus services even less than before. There is a cluster of housing for older people at the end of Ashling Park Road but the bus does not go there due to the lack of a turning space. The bus from Portsmouth meanders its way from Portsmouth. Denmead ought to be on an extension of the express service from Portsmouth to Waterlooville and this would make the service more attractive. There is no bus service to Winchester.

Traffic Measures

145. There is one light controlled crossing in Denmead. Years ago Furzeley Road was split at its crossing with Forest Road to reduce the accidents at the Hambledon Road/Mill Road junction. This junction remains an accident spot. The roundabout at Southwick Road/Forest Road was installed after fatalities. Again after fatalities, chevrons were put in place at the South end of Creech Wood on Southwick Road.

Cycle ways

146. There is only one cycle way. The greenways in the Forest Road development are not marked as available for use by cyclists.

Denmead has a number of unclassified and un-metalled roads but there is a long walk before you can enjoy the pleasures of these lanes. This one is at Martins Corner.

147. Residents, particularly the older ones, object to sharing the greenways with cyclists. Waterlooville is only a short distance from Denmead but the cycle path from Denmead to Waterlooville only runs as far as Hambledon Parade. From there to Waterlooville makes a cycle ride hazardous.

Pedestrians

148. Pedestrians are not well served in most of Denmead. The Forest Road development does provide access to both the village shops and schools in safety.

Anmore Road, one of the older village ribbon developments, with no parking spaces and on a "rat-run".

149. To reach Creech Wood from the village it is necessary to either cross Forest Road, which has a refuge but it is not opposite the footpath, or use Southwick Road which has no footway; a footpath from the Harvest Home roundabout to the car park in Creech Wood is currently being constructed.

Car parking

150. There is very little public owned parking in Denmead (apart from the Kidmore Road car-park, which is safeguarded by DNP Policy 6) and a number of residential roads are inadequately supplied with parking spaces. The village is used for cycle and running races. Some rambler groups also use the village for circular walks. These activities need to be supported by adequate parking. Virtually none of the footpaths have adjacent parking spaces. This reduces their recreational value, but at times parking increases the difficulties for farmers and locals to use the lanes.

Equestrians

151. Horses being ridden, drawing a trap, or being led are likely to be encountered on any of the lanes and roads within the parish. Most of the roads are either without verges or the verges are too narrow for horses to move to one side to allow traffic to pass. There is only one (short) bridle path within the parish and no Byways Open to All Traffic.

Flooding

152. There are two types of flooding which affect Denmead. Firstly surface water flooding where the ground does not absorb the rain quickly enough to prevent it running downhill to the lower parts where the drainage system is unable to cope.

153. Secondly major high water table (ground water) flooding. This is a much rarer occurrence but tends to be more serious when it occurs. In 2014, a ground water flood (lasting for some weeks) originated in two streams, one came from north of Tanners Lane, passed down White Horse Lane, and joined the second stream which came down Edneys Lane, and then flowed alongside Anmore Road to the vicinity of Kings Pond. Another flood came west along Anmore Road to Kings Pond. Most winters see a minor level of ground water flooding with fields becoming too wet for walking. In past

times there were three areas in which water-meadows were a valuable commodity to the farmers. Two of these were in the vicinity of World's End and one approximately in the Anmore area. Traces of the sluices connected with these meadows are still visible.

The closest trees mark the course of the West going stream close to World's End. There are remnants of water meadows above and below this point.

154. Surface water flooding happens every time there is heavy rain for more than one hour or prolonged medium rain. The storm water drains are either inadequate or poorly maintained by the appropriate authority or both. The regular flood at the junction of Kidmore Lane and Hambledon Road, which is on a minor crest, is an example of damaged drains. The flooding in Southwick Road (C40) close to the entrance to the recreation ground is due to over-laden drains. The flood takes up to an hour to clear after rain ceases. Flooding is also a regular feature on Fareham Road - often but not always due to the drains from the road to the ditches not being kept clear. All the surface water flooding creates a hazard to all road users.

Affordable housing can fit in with other houses and look attractive.

A modern but different approach to backfill development close to the village centre.

This tastefully renovated and extended building is in World's End

WATER MANAGEMENT & ENVIRONMENTAL ISSUES

Energy Sources

155. On a clear day it is possible to see the smoke plume from Calshot electricity generating station drifting across to Denmead.

156. There are no sites within the parish suitable for a wind farm that would not be a major eyesore to the SDNP - and far beyond. The highest part of the parish gives a view over the top of Portsdown Hill to the Solent!

157. Photovoltaic panels for electricity generation or solar panels for water heating exist on some houses in the parish. These together with micro-windmills are acceptable within the parish.

158. There is insufficient height difference and water flow volume for hydroelectricity.

Water management

159. Many of the older houses in the parish had pumps or wells. They also had soakaways and water butts for rain water. When the well ran low and the vegetables needed water then the water butt water was used. Wells and pumps are no longer acceptable for household use however that is no reason not to encourage water conservancy.

160. Water butts and, terrain permitting, soakaways help maintain a constant water table in an era when water is forecast to become increasingly scarce.

161. Sustainable Urban Drainage Systems (SUDs) is a tried and practised technique of using natural and man-made features to attenuate and manage runoff effectively. There is a management train process that includes source control via permeable paving, surface water transport links in the form of swales (ditches) with some infiltration and filtration, attenuation ponds or basins are then utilised to attenuate further and allow for some sedimentation processes to occur. At the end of the management train there is the final process in the form of wetland ponds, that facilitate pollution removal and a gradual release into main river. Additionally SUDs have been proven to reduce diffuse urban runoff pollution significantly.

Built in an era when houses had pumps or wells. They also had soakaways and water butts for rain water. Many of the wells in the parish have dried up since pumping stations were established.

GUIDELINES

162. Bracketed items are policy references to the Winchester District Local Plan Part 1 Joint Core Strategy (LPP1) 2013 also the Local Plan Review (LPR) 2006 (NB The latter are saved policies which will be replaced by the Local Plan Part 2 Development Management and Site Allocations once adopted) and the Denmead Neighbourhood Plan (DNP).

General

163. New development should allow for open spaces between or around buildings and at roadside or property boundaries and respect building lines so as to respond to the existing lower density of housing and landscape character of the area and allow for soft landscaping in support of wildlife. (LPP1 CP13, DNP Policy 3 LPR DP.3, DP4, DP.5).

164. Public houses are important local facilities and their loss will be resisted (LPP1 CP6) (The three public houses in the village have been nominated as Community Assets. The Fox & Hounds opened on 8 Dec 2014 as Denmead Community Pub).

165. More recreation space is required. Areas designated but not yet utilised for this purpose should be reconsidered by parish and district councils. The WCC Open Space Strategy 2014 reviewed open spaces within and outside the settlement boundary. The LPP2 proposes protection for them under draft Policy DM4 however there remains shortfalls in all categories. Accordingly DNP Proposal 1 proposes the implementation of a green infrastructure strategy to deliver a combination of new and improved assets.

166. The Denmead Community Centre, the War Memorial Hall, All Saints Church, and Baptist Church (note that the Baptist Church has moved to Mead End) are important local amenities for the village, and should be retained. They are all surrounded by land that is needed for community use, either as green space for informal play areas or as sites for future community projects such as a large community hall.

167. Denmead business premises, not only those in the industrial sites but also ones like Denmead Tyres on Hambledon Road, are important to local employment.

168. The Listed Buildings list should be updated and verified with consideration being given to listing more buildings. The DNP in Proposal 3 supports the compilation of a list of buildings and structures of local architectural and historic character and importance.

169. The parish council should consider recommending an increase in the number of Tree Preservation Orders to retain the 'wooded' appearance of many of the landscapes within the parish.

170. Public transport requirements need to be studied to make the use of buses more desirable.

171. Public waste disposal plans must ensure the design and charges do not encourage the public to go elsewhere (eg fly tipping!).

172. Consideration needs to be given to extending the cycle way from Denmead to Hambledon Parade to connect with Waterlooville.

173. New buildings on the village edge or in isolated situations should generally be set back from the road and well screened by mature trees/shrubs landscaping to maintain a soft edge to the village and blend with the existing landscape. New development should also allow for natural surveillance and incorporate other measures to meet 'Secured by Design' standards'. (LPP1 CP13, LPR DP.3).

174. Dando Lane caravan park provides affordable housing and therefore should be retained. (LPR H.10)

175. Conversion and change of use of shops (class A1) into other use classes including residential properties would not be welcomed. Any reduction in the numbers of shops may prejudice a viable village centre, although shops with living accommodation over are acceptable. (LPR SF.2, SF.5, DNP Proposal 2)

176. Further retail outlets of similar size to those existing in the village centre are encouraged where need is demonstrated so that people are given a measure of independence and the opportunity to reduce car use. (LPR SF.1)

177. Farm shops, with parking, and other measures supportive of recreational use, together with employment opportunities, are encouraged in sustainable locations. (LPP1 CP8)

178. Development should provide buildings that relate well to established building heights and bulks. A building height of no more than 2-storeys above ground level should be used, as taller buildings are not in keeping with the village character. Two-storey, terraced housing which allows retention of open space on site for soft landscaping and amenity space may be developed in appropriate locations. (LPP1 CP13, LPR DP.3)

179. Newly constructed bungalows should have a condition imposed prohibiting loft conversions, thereby making them more likely to be occupied by elderly residents.

180. In view of the inadequate bus services to and from the village, any new development should make sufficient provision of parking spaces. (LPR T.4, DNP Policy 6)

Construction, conversion and renovation

181. Outside the settlement boundary, but within the parish, renovation and conversion of buildings should be encouraged in accordance with guidelines covered in the Winchester District Local Plan,. (LPP1 CP20, LPR CE.17,CE.24)

182. Bricks are mostly the darker shades of red. There are a few places with lighter shades of pinkish light brown. Older houses have flared headers used to make a pattern - which varies from building to building. Where restoration or extension of such properties is undertaken, new work should match old. (LPP1 CP13, LPR DP.3)

183. Knapped flint in existing constructions is sometimes coursed and at other times not. The flints are occasionally set in cement but more often in lime mortar. Restoration or extension work should match existing in the vicinity. (LPP1 CP13, LPR DP.3)

184. Rendering in all its variations is white or pale yellow. (LPP1 CP13, LPR DP.3)

185. To avoid the centre losing its village appearance, future improvements/developments should sympathise with the earlier styles, designs and choice of materials (flint, or brickwork with pointing) that match the earlier buildings. (LPP1 CP13, LPR DP.3)

186. Roofs should be pitched with (artificial or natural) slate, tile or thatch waterproofing. (See 28 below.) (LPP1 CP13, DP.3)

Roads, Lighting and Greenways

187. In keeping with Denmead's rural surroundings, existing 'C' or 'U' roads should not generally be widened nor provided with kerbs or pavements. A footway along Bunkers Hill has been approved in order to allow pedestrians safe passage to the Creech Wood "play" area.

188. Roads in new developments should be wide enough to allow vehicles (especially emergency vehicles) to pass each other without either using the pavements. (LPR T.3)

189. Greenways to connect new developments to centres, schools and the countryside shall be provided where applicable. (LPP1 CP15, DNP Proposal 1)

190. Road furniture should be minimised in number. However retention of the old style sign posts surmounted by a finial ring is important to the character of the village. (LPP1 CP20)

191. Modern Street lighting which has downward facing lamps with reduced light pollution should be fitted.

192. Telephone wires, power cables and cable TV should be routed underground whenever possible in ducts shared with other utilities. This will not only enhance the view but cause less disruption and rough surfaces on the pavements from all too frequent excavations. (LPR DP.14)

Environmental Considerations

193. Flood lighting for any purpose shall be designed not to cause light pollution and shall be limited in the hours of use. (LPR DP.10)

194. Ground source heating (water heated by loops in the ground) is encouraged subject to consultation with the Environment Agency and compliance with its policies. (LPP1 CP12)

195. Photovoltaic panels and micro-windmills for electricity generation or solar panels for water heating are encouraged. These may be roof mounted. (LPP1 CP12)

196. Storm water arrangements in future developments must maximise the opportunities for use of SUDS and environmental improvements (subject to no pollution being caused from storm water arrangements of soakaways). LPP1 CP17)

197. Water butts and soakaways (ground permitting) are encouraged (again, subject to no pollution being caused from storm water arrangements of soakaways).(LPP1 CP17)

198. The design of new development should take biodiversity and the natural surroundings of the area into consideration. Existing natural habitats should not only be retained and maintained but, where possible, enhanced and new areas created. (LPP1 CP16)

199. Badger sets are to be found in many places within the parish. Any development will need to check on Badger presence. (LPP1 CP16)

200. Bats are widespread within the parish and its buildings (which in some cases they occupy seasonally). They are a protected species. (LPP1 CP16)

201. There are a number of areas designated as Sites of Importance for Nature Conservation (SINC) which must not be endangered. (LPP1 CP16)

202. Tree planting generally shall be of types already found within the parish. Building should respect all existing trees and full measures taken to ensure that both exist without conflict in the long term, similarly all new tree planting must respect existing building.(LPR DP.4)

203. Field hedges should be of traditional thorns intermixed with other species found in existing hedges. (LPR DP.4)

204. Roadside and other boundary hedges should be retained and encouraged to provide habitat which will encourage wildlife, in addition to providing privacy and screening. Hedges soften the appearance of buildings and maintain an essential element of the character of the village. Garden Hedges may have a wider variety of species than field hedges but should be maintained to not more than two metres in height. (LPR DP.4)

APPENDIX 1 - SITES OF IMPORTANCE FOR NATURE CONSERVATION

Details of Sites of Importance for Nature Conservation (SINCs):
Central Site SINC Name Criteria
Grid Ref

SU62801270 MILL COPSE 1A
SU63001280 MILL PLAIN 1B
SU63291109 MITCHELLAND & LOVELOCKS - CREECH DROVE 1B
SU64001140 CREECH WALK WEST 1D/3B(I)
SU64001250 HILL BARN MEADOWS AREA 2A
SU64101180 CREECH COPSE 1B
SU64201270 HILL BARN MEADOWS AREA 2A
SU64601240 ANTHILL COMMON AREA 2A
SU64701230 ANTHILL COMMON AREA 2A
SU64701260 ANTHILL COMMON AREA 2A
SU64801090 CREECH WALK EAST 1D/3B(I)
SU64801250 ANTHILL COMMON AREA 2A
SU64901270 ANTHILL FARM MEADOW 2A
SU65001220 INHAMS LANE MEADOW 2A
SU65101270 HIGHWOOD MEADOW 2A
SU65301240 HARTS COPSE/HIGHWOOD 1B
SU65701090 MOUNT PLEASANT MEADOW 2A
SU65701370 STEANE COPSE 1A
SU66401070 PIPER'S HILL WOOD 1A
SU66701170 KINGS POND MEADOW 2A

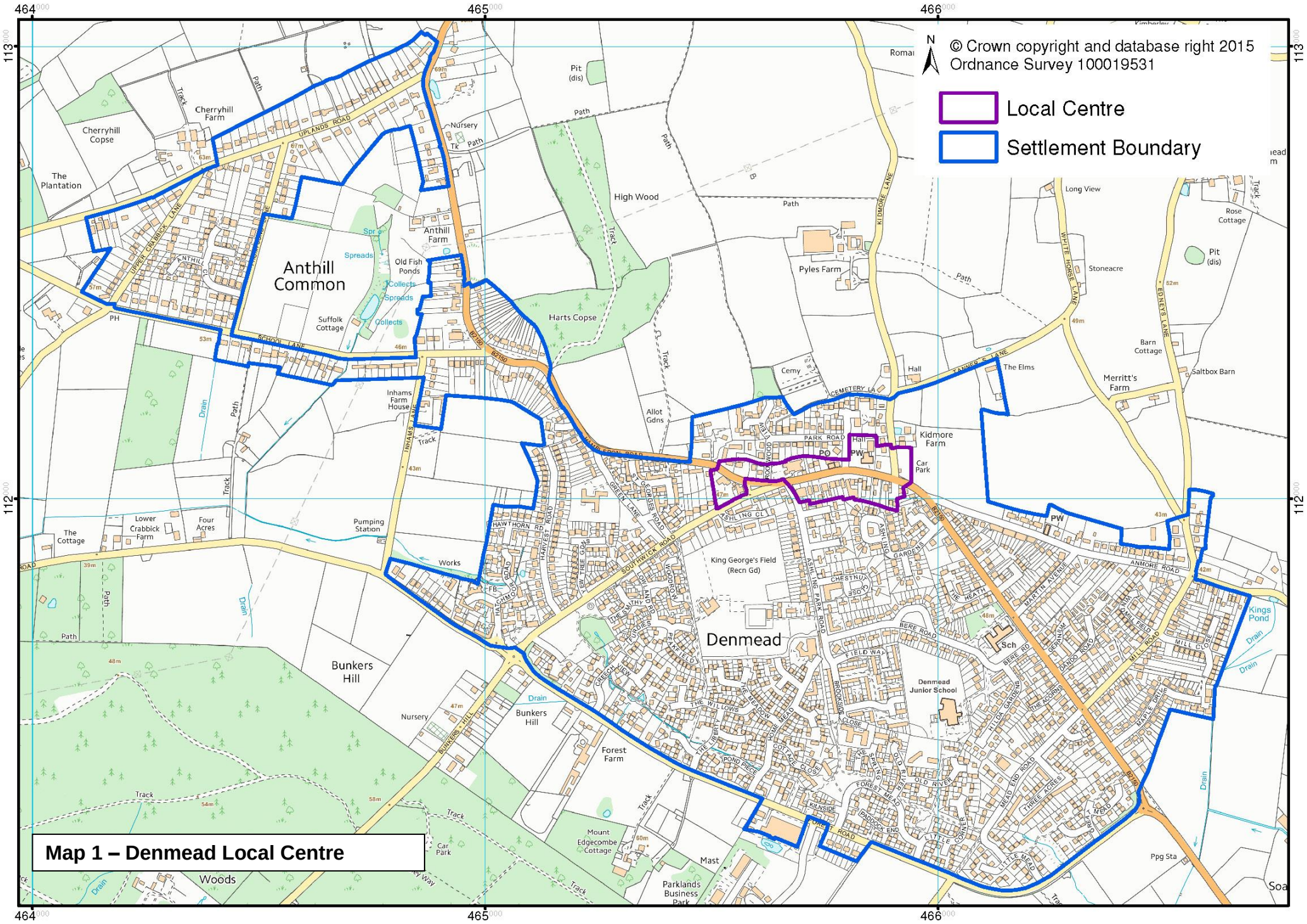
Criteria details

1A Ancient semi-natural woodlands.
1B Other woodland where there is a significant element of ancient semi-natural woodland Surviving.
1C Other semi-natural woodland if;
(ii) they comprise important community types of restricted distribution in the County, such as yew woods and alder swamp woods
1D Pasture woodland and wooded commons, not included in any of the above, which are of considerable biological and historical interest.
2A Agriculturally unimproved grasslands
2B Semi-improved grasslands which retain a significant element of unimproved grassland.
2D Grasslands which have become impoverished through inappropriate management but which retain sufficient elements of relic unimproved grassland to enable recovery.
3A Areas of heathland vegetation; including matrices of dwarf shrub, acid grassland, valley mires and scrub.
3B Areas of heathland which are afforested or have succeeded to woodland if;
(i) they retain significant remnants of heathland vegetation which would enable their recovery, or
(ii) they are contiguous with, or form an integral part of an open area of heathland,
5A Areas of open freshwater (eg. lakes, ponds, canals, rivers, streams and ditches) which support outstanding
assemblages of floating/submerged/ emergent plant species, invertebrates, birds or amphibians.
6A Sites which support one or more notable species.

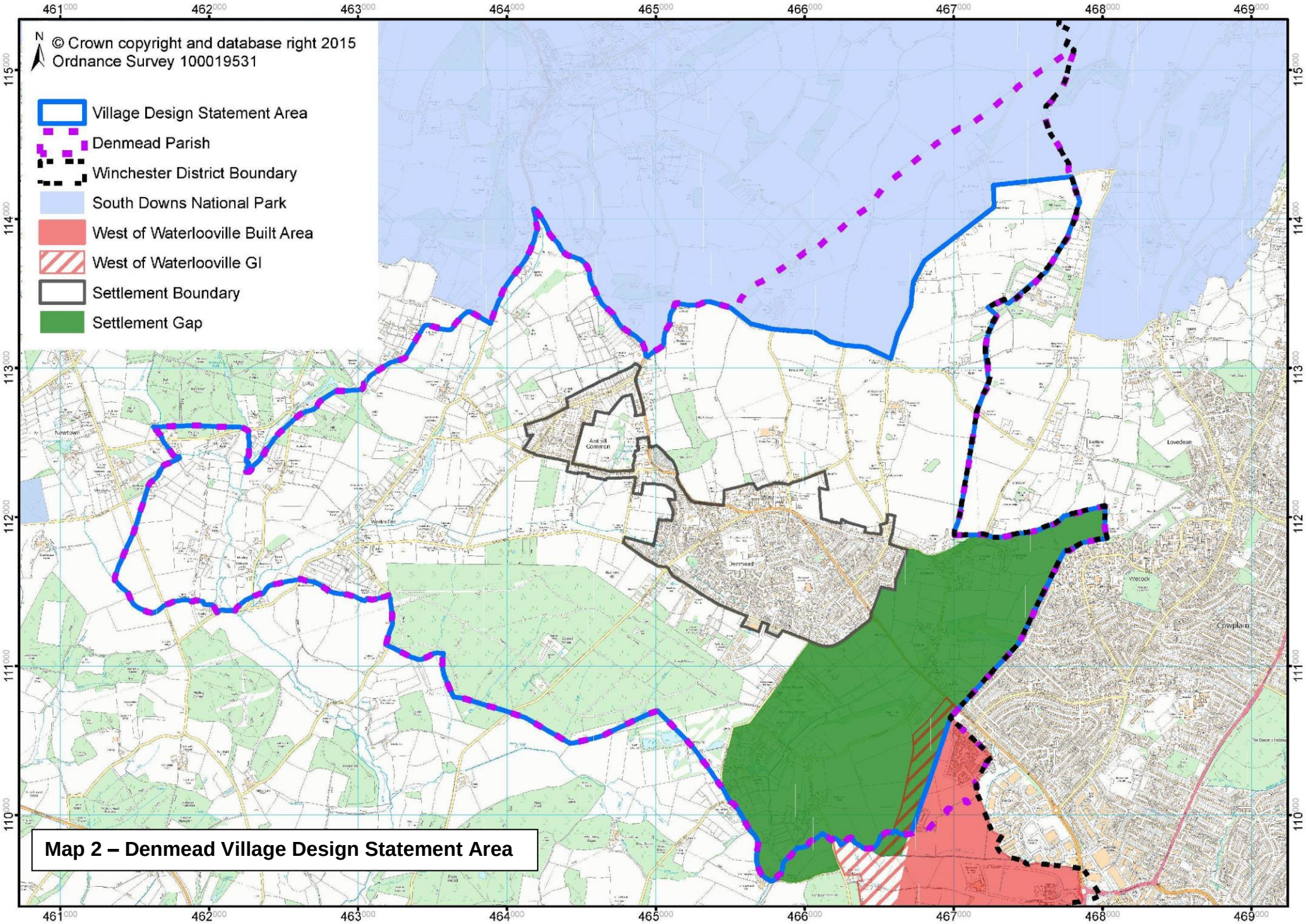
APPENDIX 2 - MAPS

Map 1 – Denmead Local Centre

Map 2 – Denmead Village Design Statement Area



Map 1 – Denmead Local Centre



Map 2 – Denmead Village Design Statement Area

Document Production

The original VDS was compiled, in 2004 to 2007, by P Bailey, C Buckle, R Hallett, H Huckin, D Sansom and P Weston.

The VDS was updated in 2014/2015 by P D Ambrose OBE, assisted by R Hallett on wild-life matters.