

Denmead Village Design Statement Analysis of Comments on Draft VDS

Name	VDS Ref	Comment	Response	Recommended Change
Denmead Village Association	General	Support the VDS as a way for local opinions to be heard.	The support is welcomed.	None
Denmead Parish Council	General	The VDS is welcomed as a valuable document	The support is welcomed.	None
D & T Smith	General	Denmead Parish should be extended to include properties between Forest Road and Creech Wood. The speed limit in this area should be reduced to 30mph.	These matters are outside the scope of the VDS. The area referred to is already within Denmead Parish and any concerns about the influence of the Parish Council need to be taken up directly with that organisation.	None.
D & T Smith	General	There should be a more lenient approach to development in the area between Forest Road and Creech Wood.	The settlement boundary of Denmead, within which development will normally be permitted, is defined in the Winchester District Local Plan Review. It is outside the scope of the VDS to amend this boundary.	None.
J Nobes	General	Various spelling mistakes highlighted.	Noted, the mistakes should be corrected	Check document for spelling/typographical errors and correct mistakes. In addition, it has been noted that there has been a change to the Sites of Importance for Nature Conservation, shown on the Denmead Parish map and at Appendix 3, which should be corrected.
Hampshire Constabulary	General	Insufficient weight is given to 'Secured By Design'.	When this publication came out there was no reference to support any guideline in the	Guideline 5, add new sentence at end to read: <i>'However, new development should allow for natural surveillance and incorporate other measures to meet 'Secured by Design'</i>

			(then) Winchester District Local Plan. It is now referred to in the text accompanying Local Plan Review Policy DP.3 and it is proposed to add a reference to it in Guideline 5.	<i>standards.'</i>
D J Sansom, Petition of 35 signatures	General	The impression is given that there is a restriction on the number of pages in the VDS.	The aim was to produce a VDS of 32 or 36 pages, properly balanced to give a Parish-wide view. All important aspects have been covered, indeed there is a small measure of filling to occupy the pages used.	None
Denmead Village Association	General	Little Frenchies Field should be for recreation only.	The VDS must supplement the Winchester District Local Plan Review, which allocates Little Frenchies Field as a Local Reserve Housing Site. It is outside the scope of the VDS to reallocate the site.	None
Denmead Village Association	Front cover	The picture is of a service held to mark 60 years since the end of World War 2, not Remembrance Day.	Agreed – VE Remembrance Day.	Front cover, amend caption to provide correct title for picture.
D J Sansom, Petition of 35 signatures	Section 1, Introduction.	The questionnaire mentioned on page 3 was not received by many residents. The VDS was not available to purchase as late as early September.	The VDS Group maintain that a questionnaire was delivered to all households between March and April 2005. Whether every resident of a household saw it is impossible to say. The formal publication date for the VDS was put back to 14 th September 2006, after which it was available for sale, inspection and on the web.	Section 1, Introduction, amend to update the 'Community project' section in relation to public consultation and the 'Document status' section to refer to the adoption of the VDS. Appendix 2, Public Consultation, delete the reference to the document being a public consultation version and add text to describe the formal public consultation stage, the nature of the comments received and the changes made as a result (based on this schedule).

			The VDS should be updated to refer to the results of consultation on the draft VDS.	
J Nobes	Section 2, The Village Community	Add place names of flooding under the 'Utilities' section.	This section makes only a brief reference to flooding, which is covered in more detail elsewhere. The section on flooding (page 23) does name the main places affected.	None
D J Sansom	Section 2, The Village Community	Add Baptist Church to list of 'Community infrastructure' buildings.	Agreed that this important facility should be added.	Section 2, The Village Community, amend first sentence of 'Community infrastructure' to read: '...public houses, <i>places of worship</i> and services.'
Denmead Village Association	Section 2, The Village Community	It is misleading to use 2001 population figures as it will have increased closer to 7000 since then.	The most recent Census is quoted. Hampshire County Council's latest 'Small Area Population Forecasts' estimate Denmead's population will peak at about 6445 in 2007 and then decline.	None.
Denmead Village Association	Section 2, The Village Community	Concern that Denmead may become a car park for the South Downs National Park.	Car parks can be provided within a National Park and it is not proposed that they be provided in Denmead.	None.
Denmead Village Association	Section 3, Landscape Setting & Vegetation	Comments on the number of gates that existed into Bere Forest.	Noted, but this is not directly relevant to the VDS.	None.
J Nobes	Section 3, Landscape Setting & Vegetation	General Description (Page 4) should state that the village was several hamlets.	This is mentioned in the next section ('Historical background') and in Section 4 (page 8).	None.

J Nobes	Section 3, Landscape Setting & Vegetation	Geographical Background (page 5) should mention sand pits at Soake Road.	It is agreed that this should be added.	Section 3, 3 rd paragraph on page 5, add new sentence at end: <i>'There were also sand pits in the Soake Road area.'</i>
Environment Agency	Section 3, Landscape Setting & Vegetation	Suggest references to 'run-off flooding' should be changed to 'surface water flooding'.	Agreed, amend 'Geographic background' section.	Section 3, 6 th paragraph on page 5, amend 2 nd sentence to read: <i>'...give rise to surface water flooding.'</i>
Denmead Village Association	Section 3, Landscape Setting & Vegetation	Historical Background (page 5) should mention that there is evidence of much earlier settlement (mid-Neolithic). The church was built in 1880, not 1871.	It is agreed that this section should be amended.	Section 3, 1 st paragraph under 'Historical background' (page 5), add at end of first sentence: <i>'...although there is evidence of much earlier settlement in Denmead'</i> . 5 th sentence, amend to read: <i>'...took place in 1880...'</i>
J Nobes, Denmead Village Association	Section 3, Landscape Setting & Vegetation	Vegetation & Wildlife (Page 6) needs updating as Denmead Environment Group has disbanded.	Noted and agreed that the relevant sections should be updated .	Section 3, 2 nd paragraph under 'South of Denmead', (page 6) amend 3 rd sentence to read: <i>'...The Wetlands are rich in wildflowers,...'</i> 1 st paragraph under 'North of Denmead' (page 6), amend final sentence to read: <i>'...Rookwood reserve maintained to encourage wildflowers and wildlife.'</i> 1 st paragraph under 'East of Denmead' (page 6), delete <i>'by Denmead Environment Group'</i> at end of paragraph.
D J Sansom	Section 3, Landscape Setting & Vegetation	The section on 'Wildlife in and around Denmead' does not refer to the many rodents that exist.	The 'Mammals' section does refer to wood mice, but the list is not intended to be exhaustive.	None.
Denmead Village Association	Section 4, Settlement Pattern & Character	Problems have been caused by houses being built on clay or areas which are too wet.	Noted, Section 5 deals with flooding and Section 3 outlines the geology of the area.	None.
Denmead Village Association	Section 4, Settlement Pattern &	The description of the new section of Forest Road is incorrect.	Noted, it is proposed that this be updated.	Section 4, 5 th paragraph on page 9, amend final sentence to read: <i>'This included building a new section of Forest Road to join to Hambledon Road.'</i>

	Character			
Denmead Village Association	Section 4, Settlement Pattern & Character	The village centre has boarded up shops, a limited range of shops, and still no enhancement scheme, forcing people to leave the village.	The purpose of the VDS is to provide design guidance and it cannot address all the problems of the village. The City Council hopes to be able to commence the final phase of the village centre improvement scheme shortly.	None.
D J Sansom, Petition of 35 signatures	Section 4, Settlement Pattern & Character	The description of the free car park on page 10 should refer to the importance of the adjacent countryside.	This section describes the village centre and the car parks serving it. Section 3 deals with the landscape setting of the village, but it would not be appropriate to draw attention to the value of one particular area.	None.
Denmead Village Association	Section 4, Settlement Pattern & Character	Suggest adding references to other important buildings.	Addition of these references would add a level of detail which is not reflected elsewhere in the VDS.	None.
D J Sansom, Petition of 35 signatures	Section 4, Settlement Pattern & Character	Many house roofs have hip ends	It is agreed that some houses have hip ends. The VDS should be amended to reflect this.	Section 4, 1 st paragraph on page 11, amend first sentence to read: 'There is a varied skyline with earlier gabled <i>and hipped</i> roofs with...'
Denmead Village Association	Section 4, Settlement Pattern & Character	Different types of rubbish bin are required. The existing bins soon overflow.	While it is agreed that this is a problem, it is outside the scope of the VDS.	None.
Denmead Village Association	Section 4, Settlement Pattern & Character	Many roads are in a deplorable state, with mud from farm vehicles, etc	While it is agreed that this is a problem, it is outside the scope of the VDS.	None.
D J Sansom, Petition of 35	Section 4, Settlement	The section of Anmore Road is an exception to the	It is not agreed that Anmore Road is necessarily more	None.

signatures	Pattern & Character	statement on page 13, that most roads are of sufficient width with low vehicle rates..	problematic than some other roads in the village. Highway and traffic issues are covered more fully in Section 5 of the VDS.	
Denmead Village Association	Section 4, Settlement Pattern & Character	The Greenways have been successful although the wrong type of landscaping was chosen.	Noted. The comments generally support the VDS.	None.
Denmead Village Association	Section 4, Settlement Pattern & Character	All flint walls should be listed.	Where buildings or structures warrant listed this is done. Also, walls often fall within the curtilage of listed buildings, which gives some protection. However, the listing of buildings is outside the scope of the VDS.	None.
Denmead Parish Council	Section 4, Settlement Pattern & Character	Would prefer some reference to the redevelopment of single building sites into 'multi-dwelling estates', which has changed the character of the village.	It is agreed that the VDS could say more on this point and account has been taken of the content of the St Barnabas West Neighbourhood Design Statement in this respect.	<p>Section 4, insert new sub-section 'Background' at the start of the 'Pre 1980 Denmead Within The Policy Boundary' section (Page 11):</p> <p><i>'Background</i></p> <p><i>The Local Plan Inquiry Inspector noted that while PPG3 recommended levels of 30-50 dwellings per hectare "it is also important to accept there will still be examples where the space about buildings in an area, often combined with the type and extent of tree cover, is so much an intrinsic part of its character that even the lower end of the PPG3 density threshold cannot be successfully achieved without harm being caused."</i></p> <p><i>PPS3 suggests that local authorities should develop density polices having regard to a range of factors, including levels of accessibility (including public transport), infrastructure capacity and the characteristics of the area.</i></p> <p><i>With development of some smaller sites, there has been a tendency to try to achieve higher densities which, with</i></p>

				<p><i>regulated parking provision, can result in small or no gardens and little or no vegetation or any amenity space on site. PPS3 makes it clear that higher densities should go hand in hand with improving the quality and attractiveness of residential areas and not compromise the quality of the environment. Locally, there has been some movement towards 3-storey development in contrast to the single or 2-storey accommodation of the area.</i></p> <p><i>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.’</i></p> <p><i>Guideline 3, replace with: ‘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 townscape and landscape character of the area and allow for soft landscaping in support of wildlife. (DP.3, DP4, DP.5).’</i></p> <p><i>Guideline 13, replace with: ‘Development should provide buildings which relate well to established building heights and bulks. A building height of 3-storeys should not be used if it would dominate or overlook the surrounding area. Two-storey, terraced housing which allows retention of open space on site for soft landscaping and amenity space may be developed in appropriate locations. (DP.3)’</i></p>
Denmead Parish Council	Section 4, Settlement Pattern & Character	Suggest inclusion of text (supplied) regarding concerns about the ‘Hatchmore’ development.	The VDS concentrates on attempting to provide positive guidance. Whilst there are concerns about this development it would not be appropriate to single it out for criticism, although the recommended change above will address some of the	See recommended changes to Section 4 and Guidelines 3 and 13 above.

			concerns expressed.	
D & T Smith	Section 4, Settlement Pattern & Character	Concerned about the level and density of development in the village.	Noted, see response to Denmead Parish Council above.	See recommended changes to Section 4 and Guidelines 3 and 13 above.
D J Sansom, Petition of 35 signatures	Section 5, Highways, Traffic and Pedestrians	It is understood that the MDA could increase in size, which would increase the number of vehicles referred to on page 21.	The number quotes relates to the currently-planned West of Waterlooville MDA	None.
Denmead Village Association	Section 5, Highways, Traffic and Pedestrians	'Middle' school should read 'Junior' school.	Agreed, a change is proposed.	Section 5, amend 1 st sentence under the 'Source of Traffic' sub-heading to read: '...school-run for the Infant and <i>Junior</i> Schools.'
Denmead Village Association	Section 5, Highways, Traffic and Pedestrians	There is a need for a safe crossing to the Health Centre.	Noted, but it is outside the scope of the VDS.	None.
D J Sansom	Section 5, Highways, Traffic and Pedestrians	There are various typographical/grammatical errors in Section 5.	Agreed, these should be corrected.	Section 5, correct various minor typographical/ grammatical errors.
Environment Agency	Section 5, Highways, Traffic and Pedestrians	Suggest changing 'run-off flooding' to read 'Surface Water Flooding'. There should be reference to flooding in 2000/2001 and investigation reports by Messers Halcrow.	Agreed, that the description should be amended to 'surface water flooding. The flooding reports have been taken into account but are too detailed to be mentioned in the VDS.	Section 5, page 23 amend all references to 'run-off flooding' to read ' <i>surface water flooding</i> '.
J Nobes	Section 6, Water Management & Environmental Issues	There were many wells which have run dry.	Noted, but not directly relevant to VDS	None.

D J Sansom, Petition of 35 signatures	Section 6, Water Management & Environmental Issues	Fawley should read Calshot. When the wind is from the south west Denmead can be within the fallout area of plume particles from the power station.	It is agreed that the correct title of the power station should be used. The issue regarding pollution is not within the control of the VDS.	Section 6, 1 st sentence on page 24, amend to read: '....plume from <i>Calshot</i> electricity generating station...'
Cllr J Beveridge	Section 7, Guidelines	Suggest that the Guidelines should be in the relevant sections rather than all at the end.	Many guidelines apply to more than one section. Rather than repeat them, they have been collected at the end.	None.
Cllr J Beveridge	Section 7, Guidelines	Suggest that the Guidelines should give more detailed guidance.	Several of the changes proposed address this comment.	None specifically, but see other recommended changes.
J & S Kerr	Section 7, Guidelines	Little Frenchies Filed (mentioned in Guideline 2) should never be developed for housing.	The designation of Little Frenchies Field has been determined through the Winchester District Local Plan Review. The VDS is not able to amend that designation.	None.
Denmead Village Association	Section 7, Guidelines	The Denmead gap is sacrosanct.	Guideline 1 seeks to protect the Denmead gap.	None.
D J Sansom, Petition of 35 signatures	Section 7, Guidelines	Guideline 3 gives protection to the Anthill area but similar arguments could be used for other parts of the village.	The VDS identifies the Anthill area as having a particular character and this is considered to be fully justified. Nevertheless, it is accepted that the VDS should seek to maintain the character of all parts of the village and the recommended replacement of Guideline 3 (see above) does this.	See replacement for Guideline 3 recommended above.
D J Sansom	Section 7,	Guideline 13 should be	It is proposed that Guideline	See replacement for Guideline 13 recommended above.

	Guidelines	amended to add reference to buildings not being disproportionate in density, design, etc (amended wording suggested).	13 be replaced (see above). Although the wording is not that suggested by the respondent, it does cover some of the issues raised.	
D J Sansom	Section 7, Guidelines	Guideline 16 repeats the word 'sometimes' 3 times.	It is agreed that the wording of Guideline 16 should be modified.	Guideline 16, amend to read: 'Knapped flint in existing constructions is sometimes coursed but <i>at other times</i> not. The flints are <i>occasionally</i> set in cement...'
D J Sansom	Section 7, Guidelines	Guideline 21 should refer specifically to Fire & Rescue vehicles.	It is agreed that the wording of Guideline 21 should be modified, although it should refer to 'emergency vehicles'.	Guideline 21, amend to read: 'Roads in new developments should be wide enough to allow vehicles (<i>especially emergency vehicles</i>) to pass...'
D J Sansom	Section 7, Guidelines	Guideline 25 should be amended to refer only to 'like' services being provided in shared ducts.	It will be primarily for utility providers to decide how to provide their facilities and whether they are compatible with others. This is not something the VDS is likely to influence.	None.
Environment Agency	Section 7, Guidelines	Consultation with the Environment Agency is needed for all ground source heating proposals. The Agency's Groundwater Protection Policy gives detailed policies.	It is agreed that Guideline 27 should be amended to refer to this.	Guideline 27, amend to read: 'Ground source heating (water heated by loops in the ground) is encouraged, <i>subject to consultation with the Environment Agency and compliance with its policies.</i> '
Environment Agency	Section 7, Guidelines	Guidelines 29 and 30 should highlight that no pollution should be caused from storm water arrangements or soakaways.	It is agreed that Guidelines 29 and 30 should be amended to refer to this.	Guidelines 29 and 30, add at end of each Guideline: ' <i>(subject to no pollution being caused from storm water arrangements of soakaways)</i> '
Environment Agency	Section 7, Guidelines	Support Guidelines 32-37 but would suggest an additional paragraph on the need to conserve and enhance countryside and wildlife	It is agreed that the VDS could be improved by the suggestions made. It is recommended that a new subsection on biodiversity is	Section 3, replace the 'vegetation and Wildlife' heading on page 6 with a new heading and text: <i>Biodiversity is an abbreviation of "biological diversity", which includes all living species and their habitats. The</i>

		<p>corridors. Welcome the reference to SINC's. A commitment to contribute to the delivery of key Biodiversity Action Plan actions from Hampshire or UK Biodiversity Action Plans would be very welcome.</p>	<p>added at end of section 3 (page 7). It is also proposed that a new Guideline on biodiversity be added (after existing Guideline 31).</p>	<p><i>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".</i></p> <p><i>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.</i></p> <p><i>One of the main features of the Parish is 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.</i></p> <p><i>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</i></p> <p><i>There are a number of Sites of Importance for Nature Conservation (SINC's) 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. It is one of the best places in</i></p>
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				Section 7, add new Guideline (32) after Guideline 31: <i>'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.'</i>
Denmead Parish Council	Section 7, Guidelines	Guideline 37 should be expanded (additional wording suggested).	This comment was received after the closing date for representations. However it has been possible to take it into account and a revised guideline, along the lines suggested by the Parish Council, is recommended.	Guideline 37, replace with: <i>'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. (DP.4)'</i>
J & S Kerr	Section 7, Guidelines	Hedges should be retained as wildlife corridors.	Agreed. Guidelines 36 and 37 provide guidance on hedges and the new section/Guideline above further emphasise the importance of hedgerows.	See additional section/Guideline recommended above.
Environment Agency	Section 8, Goals	With regard to the Goal of nominating land for a burial ground extension, the Environment Agency should be consulted on any proposals, due to the potential for groundwater pollution.	Noted. This would be carried out as part of the site selection process but it is not considered necessary to refer to this matter in more detail in the VDS.	None.
Cllr J Beveridge	Section 8, Goals	Suggest that the VDS explains that the Goals are not adopted as planning policy.	It is agreed that this should be clarified. It is proposed that this be addressed as part of the updating of Section 1 on 'Document Status'.	Section 1, update the 'Document Status' section to deal with the adoption of the VDS and to clarify that the Guidelines are adopted as Supplementary Planning Guidelines but the Goals are not planning policies or design guidance.
D J Sansom	Section 8,	A new Goal should be added	The land referred to is	None.

	Goals	to protect the countryside adjacent to the car park referred to on page 10 of the VDS. The area may be suitable to meet the aim of the 2 nd Goal (recreation space).	subject to the Local Plan Review's countryside policies which would resist its development. It is not appropriate for the VDS to seek to give more protection to this area than other countryside areas.	
D J Sansom	Section 8, Goals	The destination is missing from the last Goal.	It is believed that the respondent is referring to a pre-publication version of the VDS. The published VDS includes a destination for this proposed cycle-way.	None.
Atisreal	Section 8, Goals	With regard to the first Goal, it will be the LDF that considers the policy boundary. Presumably the VDS will not be adopted as SPD until after the appropriate stage of the LDF procedure.	It is correct that any change to the policy boundary would have to be made through the LDF. However, the VDS is being adopted as SPG to supplement the District Local Plan Review. The Goals are not being adopted as SPG, and the goal of retaining the policy boundary can therefore be expressed, albeit that this is not adopted as planning policy.	None.
Environment Agency	Appendix 1, Sustainability Appraisal	The document fails to identify plans, programmes and policies relevant to the VDS. The lack of a summary means that the VDS fails to address evaluation of the impact of implementing the Guidelines, or mitigation measures/alternatives. This should be addressed.	It is agreed that the VDS should include a section introducing and explaining the Sustainability Appraisal and commenting on the outcomes of the SA. It is proposed to expand the VDS to include this.	A revised version of Appendix 1 (Sustainability Appraisal) has been produced. Because of its size it is reproduced at the end of this schedule (as Appendix 1a).
D J Sansom	Appendix 3,	Item 1C is missing criterion	The note at the end of	None.

	Sites of Importance for Nature Conservation	(i).	Appendix 3 states that there are other criteria which are not included because they are not relevant to Denmead Parish.	
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Respondents:

Atisreal
 Alleyn House
 23-27 Carlton Crescent
 Southampton

Mr J & Mrs S Kerr
 Duval house
 Hambledon Road
 Denmead

Mr D & Mrs T Smith
 4 Creech View
 Denmead

Mrs J Nobes
 8 The Smithy
 Denmead

Denmead Parish Council
 The Old School
 Scholl Lane
 Denmead

Councillor J Beveridge
 8 Compton Road
 Winchester

Hampshire Constabulary
 Gosport Police Station
 South Cross Street
 Gosport

Letter signed by 35
 Denmead residents

Environment Agency
 Colvedene Court
 Wessex Business Park
 Colden Common

Mr D J Sansome
 Three Oaks
 39 Anmore Road
 Denmead

Denmead Village Association
 c/o 8 Anthill Close
 Denmead