

From: sdunbar-dempsey@winchester.gov.uk [mailto:sdunbar-dempsey@winchester.gov.uk]
Sent: 29 July 2010 18:43
To:
Subject: RE: Denmead - LEAP

Andy,

I had a meeting with Denmead Parish Council this afternoon. The two most relevant parish councillors who both spoke at the Inquiry, Mrs Felicity Hull and the chairman, Mr Neil Lander-Brinkley, accompanied by their clerk.

The parish council acknowledge that the proposed open space in the south west of the site is intended to make provision for children's play, as per the Inspectors report at c27 & 28 but are emphatic in not wanting an *equipped play facility* on this space.

They have raised concerns about it being too close to vehicular manoeuvring areas and the potential for nuisance on nearby residents. They have said they would prefer a sum in lieu for equipped play provision, which they would then use on the nearby recreation ground to improve the facilities there. They would like to ensure that there is also a good pedestrian crossing point on the Southwick Road to facilitate this (c.16 Inspectors report).

They asked that if other areas of incidental green amenity space are to be provided outside of private plots and transferred to the parish council they should be clearly accessible and easily maintainable.

In terms of the design of the main area of POS they support the idea of it being enclosed with hedging (Hawthorn yes, but no Dogwood - *Cornus sanguinea* or Guelder Rose - *Viburnum opulus*) and the existing trees (Oak, Yew, Field Maples) retained and added to with large forest species, in accordance with the Inspector's report at c.18. However, new tree planting should be well clear of houses given the shrinkable clay soils present on the site.

The parish council are grateful to Taylor Wimpey for giving them the opportunity to influence the outcome of the public open space.

The only snag (reference the latest Broadway Malyan "Revised Scheme – June/July 2010 – Site layout SK-06) is that the area of POS being offered still fails to meet the minimum quantity required by the Local Plan, our requirement for 'general' recreational open space having been dismissed by the Inspector.

The table below summarises the position:

No.	Size	General m ²	Play m ²	Sport ²
17	1 bed	Need not	204	Subject to a
33	2 bed	accepted	660	£ sum
11	3 bed	by	264	in lieu
19	4 bed +	Inspector	608	
Total: 80			1,736 m ²	

On the plan, the area being offered in the SW corner is only $1144\text{m}^2 + 356\text{m}^2 = 1500\text{m}^2$. ie 236m^2 short. It would be desirable to see this being provided on site, in accordance with the Inspector's comments at c27 of her report. If, however, this is not going to be provided through a re-design of the site layout then a sum in lieu will be necessary as will be seen on the attached 'DRAFT' spreadsheet.

On top of these sums there would most likely be

- a sum in lieu for an equipped play facility
- a commuted sum for the maintenance of the POS, if it is to be offered to the parish council (£9.28 per m^2)
- a bond to cover the laying out of the POS (£22.21 per m^2), and
- a POS inspection/supervision fee (£9.28 per $\text{m}^2 \times 0.05$)

NB: all advice given without prejudice to what the WCC planning department may say or what Planning Committee might decide.

Stuart

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