

**Winchester District Local Plan Part 2 – Examination Day 5.**  
**Representation no. 52085 – Ms Jacqueline Castle.**  
**Land to the east of Main Road, Colden Common.**

1. Representation 52085 relates to the rectangle of land that lies to the northeast of the 20 residential/commercial properties that face southwest to Main Road, Colden Common; the site comprises the garden ends of those properties, together with two small paddocks. A tree-line and woodland edge combine to distinguish the residential gardens from the open fields that lie beyond.
2. Proposals Map Inset 3 of the Winchester District Local Plan Review (WDLPR) showed this land beyond the northeast edge of Policy Boundary (H3) and rendered it the subject of ‘Countryside’ policies (CE1-CE28); Map 2 of the Part 2 Submission advocates a reiteration of that approach. Inexplicably, a policy presumption in favour of (re)development would apply to the front part of the plots but not their rear; no explanation or justification was proffered in the WDLPR as to *why* the ‘H3’ boundary was drawn *half-way down* these gardens, when gardens elsewhere in Colden Common are wholly included within the Settlement Boundary. The arbitrariness of the City Council’s approach is all the more striking when one recognises that new residential development has been permitted in depth to the southeast of this site, to create the Francis Copse estate.
3. Main Road and New Road form part of the routes followed by two bus companies and a pair of stops stands 60 metres to the west of the junction. The Brijan Tours 7/8 services are available between 0800 and 1800 (there are eleven buses a day) to take passengers south to Bishops Waltham or west to Eastleigh; the Bluestar E1 service is available for passengers wishing to travel north to Winchester or west to Eastleigh, between 0717 and 1717 hours (there are seven buses a day). Such times are convenient for employees who wish to travel to work by public transport and for residents seeking to reach the main sub-regional centres without using a private car. This site is in an accessible, sustainable location.
4. Map 3 of the WDLPR shows Main Road through Colden Common to be part of the ‘B3354/B2177 Corridor (T10)’. Policy T10 promised in 2006 that *‘Measures will be implemented along the B3354/B2177 corridor between Winchester and Wickham...to (i) improve public transport services and infrastructure; (ii) improve facilities for cyclists and pedestrians; and (iii) improve road safety’*. The City Council’s Cabinet agreed in 2008 that Policy T10 need not be ‘saved’ because it was *‘No longer required’*, as its intentions were ‘Completed’. As public transport, cycling/pedestrian facilities and road safety improvements were completed in Colden Common between 2006 and 2008, the sustainability of the settlement has been markedly improved.
5. The National Planning Policy Framework states that *‘When defining boundaries, local planning authorities should...define boundaries clearly, using physical boundaries that are readily recognisable and likely to be permanent’*. The existing Policy Boundary to the northeast of Main Road is *arbitrarily* drawn, does not use a physical boundary that is readily recognisable or permanent and is consequently not ‘sound’. It is submitted that the Settlement Boundary to the northeast of Main Road should be coterminous with the garden ends, in order to define a boundary that *is* readily recognisable, likely to be permanent and ‘sound’.

6. The Settlement Boundary Review was undertaken in the light of principles and criteria that were devised by the Officers and published a week before the Cabinet meeting in September 2014. As land to the northeast of Main Road was seen to be the ‘...*least sensitive in landscape terms, has good degree of containment and separation from the open countryside*’, the Officers recommended (and Members accepted) that, in respect of ‘Gardens to the rear of properties fronting Main Road (part SHLAA site 2497)’ the appropriate ‘Action’ would be to ‘*Redraw boundary to allow some development opportunity of least sensitive part of SHLAA site*’.

7. A ‘Settlement Boundary Review – Addendum (2015)’ was subsequently produced, the Introduction to which stated ‘*The Draft Winchester District Local Plan Part 2 – Development Management and Site Allocations was published for a period of consultation from 24 October to 5 December 2014...A small number of the responses received made objections to the changes proposed in the Draft Plan to settlement boundaries...Where these relate to a change that was considered in the Settlement Boundary Review 2014, the specific locations have been reviewed with the outcome and recommendations being recorded in this paper...It should be noted that the methodology used is the same as in the Settlement Boundary Review 2014 and is not repeated here*’ (emphasis added). With regard to ‘Gardens to the rear of properties fronting Main Road (part SHLAA site 2497), the ‘Action’ that came to be recommended was for the ‘*Boundary to remain as illustrated on the Local Plan Review (2006) Policies Map*’. The self-same principles were applied but two different conclusions reached; the City Council’s approach was unjustified and unsound.

8. The review of a Settlement Boundary is not simply a matter of ensuring that adequate land is made available to achieve strategic development targets but to guide day-to-day development control decisions. It is not ‘sound’ for countryside policies to apply to residential garden areas to the northeast of Main Road that are separated from open countryside by a tree-line that is a readily recognisable and permanent physical boundary. Inspector Payne is respectfully requested to recommend to Winchester City Council that, as the methodology set down in the Settlement Boundary Review 2014 continues to apply, land to the northeast of Main Road, Colden Common should be included within the Settlement Boundary shown on Map 2.