

Winchester District Local Plan Part 2 - Examination Day 1.
Representation no. 52086 - Quick Move Properties.
Land at Bunkers Hill/Forest Road, Denmead.

1. Denmead is a sustainable location for residential development, so Policy MTRA2 of the Joint Core Strategy proposes ‘*about 250 new homes*’ in and about the village. Local bus services are available to take Denmead residents to Waterlooville (where a wide range of services and facilities is offered) Horndean School, Queen Alexandra Hospital and Portsmouth. Health facilities within the village include Denmead Doctors Surgery and Denmead Dental.
2. Comparison of the Settlement Boundary shown on ‘Map 7 Denmead’ of the Winchester District Local Plan Review and Map 4 of the Part 2 Submission shows that the Settlement Boundary of the village has not been fundamentally reviewed and that anomalies created in 2006 have not been addressed or resolved; if they are passed over by this Examination, they will persist and continue to misguide development control decisions for another fifteen years. Sustainable development would continue to be dissuaded/resisted that could otherwise be permitted.
3. One such anomaly is evident in respect of the group of thirteen dwellings that stand to the east of Bunkers Hill, on the southwest edge of the village. This group stands 540 metres away from the west end of the village centre, within six minutes walk of its facilities. By comparison, groups of dwellings at Edney’s Lane (to the east of the village centre) and Inhams Lane (to its west) stand further away from its facilities – they stand 645 and 675 metres from the centre, respectively. While the dwellings of Edney’s Lane and Inhams Lane stand further from the village centre than those of Bunkers Hill, the former are included within the Settlement Boundary but the latter are not. If safe and convenient access to services and facilities has influenced the definition of the Settlement Boundary for Denmead, it has been inconsistently and unjustifiably applied.
4. My clients are also concerned with the inconsistent manner in which the Settlement Boundary of Denmead has been defined, with respect to the group-size of the included dwellings. Road frontages with as few as three or five dwellings (as at Edney’s Lane, to the north of Anmore Road, opposite Mill Road) or six dwellings (as on the east side of Inhams Lane) have been *included* within the Settlement Boundary but the thirteen dwellings which stand to the east of Bunkers Hill are shown *outside* the Settlement Boundary. Core Strategy Policy MTRA3 only allows for frontage residential infill development to be permitted in a settlement *without* a defined boundary, so exclusion of the Bunkers Hill group from the Settlement Boundary for Denmead would bear against the delivery of sustainable residential development within it.
5. Inspector Payne is respectfully requested to recommend to Winchester City Council that the group of thirteen dwellings which stand to the east of the Bunkers Hill/Forest Road junction be included within the Settlement Boundary of Denmead shown on Map 4, in order that residential infill development may, as matter of policy, be accepted in this sustainable location.