

Dear Kerry Trueman

We are pleased to present this statement on behalf of Richard Lundbech of Anchor House (who trades as Moor Construction Ltd) in respect of the Defined Urban Settlement Boundary [DUSB] in the vicinity of his home. This submission has been made via email to facilitate its transmission prior to the forthcoming inquiry but an alternative format could be arranged, if required.

Since 2014, section 12-010-20140306 of Planning Practice Guidance has advised that "*The policies map should illustrate geographically the policies in the Local Plan and be reproduced from, or based on an Ordnance Survey map*". It has consequently become customary practice that, when defining boundaries for policies that are expected to endure for 10-15 years ahead, the local planning authority uses physical features that are readily recognisable and likely to be permanent.

In the southeast corner of Portchester, Policies Map Inset 12 of the adopted Local Plan Part 2 (LPP2) shows Wicor Path linking Castle View Road with Castle Street. Approaching from the east, Wicor Path is characterised by brick/flint boundary walls, outbuildings, offices and houses. Its built-up character has increased with the recent erection of a two-storey house ('Wicor Oak'). Anchor House is a chalet-bungalow that also faces north to Wicor Path, from behind a two-metre wall. Approaching from the west, one passes the long wall-with-railings of the Roman Grove Cemetery. The line of mature trees that defines the western boundary of the Conservation Area turns east along the south boundary of Richard Lundbech's land but the DUSB does not presently follow it; it is submitted that the DUSB *should* follow the tree-lined boundary along the south boundary of the site, as it is readily recognisable and likely to be permanent.

The western boundary of the Portchester (Castle Street) Conservation Area follows a line of trees to the west of Portchester House. Land to the north of Wicor Path is shown within the DUSB together with houses and an office on the south side but the boundary arbitrarily passes east-west through the rectangular parcel of land that lies to the west of Anchor House - the parcel is just 28 metres deep but the northern part is within the DUSB, the southern part is not; there is no physical feature between the two parts to justify the DUSB boundary on the alignment shown. It is submitted that, consistent with the approach that evidently adopted for the DUSB boundary to the west of Portchester House, it should follow the line of trees that stand to the south of Richard Lundbech's land, as it is readily recognisable and, as those trees stand within the Conservation Area, they are likely to be permanent.

In November 2020, Richard Lundbech submitted planning application P/20/1453/FP for the '*Construction of a detached house*' on the land to the west of his home. The Officer Report which led to rejection of the proposal (it is now subject to appeal) included confirmation that "*The site lies partially within the designated settlement boundary of Portchester and partially within the countryside and forms the western end of the Castle Street Conservation Area.*" Richard Lundbech welcomes reconsideration of the arbitrary policy boundary that runs east-west through his land but objects to the arrangement shown on the emergent Proposals Map, as it seeks to remove the development potential that is presently enjoyed.

Residents of this locality enjoy safe and convenient access to a wide range of services and facilities, without the need to use a private car. Portchester railway station is just 17 minutes walk away to the north, the 'One Stop' convenience store on White Hart Lane is 8 minutes walk to the northwest and the Castle Primary School and Portchester Secondary School are within 8 and 11 minutes walk respectively. White Hart Lane (6.5 minutes walk, to the north) forms part of the route followed by the regular and frequent 'First' no.3 bus service that takes passengers west to Fareham town centre via Wicor local centre or east and north to Portchester village centre and then on to Cosham district centre, in the Portsmouth City Council area. It is evident that this is an accessible, sustainable location and development opportunities should be grasped, not spurned.

Paragraph 5.12 of the emergent Local Plan records recognition that '*Small housing development sites can make a significant contribution to the supply of new dwellings within the Borough, helping the Council to meet its housing need requirement...They also help to support small and medium-sized house builders and those seeking self-build plots.*' Paragraph 5.15 consequently states that "*In order*

*to maintain a suitable supply of small sites, the Council considers that, with careful design, there is scope to appropriately deliver small sites within or adjacent to existing sustainably located housing settlements within the Borough...For that reason, it proposes a new policy that will allow such developments to take place."* Policy HP2 re "New Small-Scale Development Outside the urban Areas" generates a presumption in favour of such schemes and Richard Lundbech's site is an ideal candidate, as it is well-related to the settlement boundary and within reasonable proximity to a rail and bus services.

In view of the sustainability advantages of Richard Lundbech's land to the west of Anchor House, it is submitted that the settlement boundary south of Wicor Path should be amended to wholly include it, in order that the site may be brought forward for new small-scale residential development in accordance with emergent Policy HP2.

Kind regards,

**Robert Tutton**  
Director

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