

# **The Welborne Plan**

## Statement on Issues and Questions

### **Issue 3 - Site, Setting, Allocations, Design Principles and Character Areas (WEL3 to WEL8)**

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Correction

October 2014

**CD-28**

*The Council's Participants Statement CD-10 inaccurately referenced the representations received from the owners of land at 72, Kiln Road and land to the east of the A32, west of Pook Lane and north of the M27. The Council's Participant's statement should have read as follows, with deleted text ~~struck through~~ and new text underlined:*

- 3.3.9 The ~~principal~~ landowner's aspirations for residential development on the site are recognised (SD06 – representation ~~WP474~~WP465). However, the Council has no compelling evidence to date that the site could be delivered in a way in which would overcome the relevant noise constraints and be delivered in an acceptable way, in accordance with the policies within LP3. Nonetheless, the Council is not ruling out the potential, subject to significant further work and evidence on behalf of the owners, for the site to accommodate some residential development in an acceptable manner which would not prejudice delivery of the employment and other uses in that part of the Welborne site. However, the purpose of the Strategic Framework Diagram is to provide guidance for the delivery of subsequent masterplanning for the development and for the consideration of planning applications – it is not intended to allocate land uses.
- 3.3.10 Regarding land west of Pook Lane and north of the M27, the land is subject to constraints as recognised by the landowner in their representation (SD06 – representation ~~WP474~~WP466). In addition, the site is separated from the likely area to come forward for employment east of the A32 by Pook Lane. This land also provides an opportunity to contribute towards a landscape buffer running along a significant section of the A32, as identified in the Council's Green Infrastructure Strategy (EV21). However, it is possible that employment land may be deliverable on this site, subject to the consideration of detailed matters including access arrangements, noise constraints and the high pressure gas pipeline.