



MH/cg/HP13023

26 September 2014

Ms Claire Jones-Hughes
Programme Officer
bankssolutionsuk@gmail.com

Dear Ms Jones-Hughes

**INDEPENDENT EXAMINATION OF THE FAREHAM LOCAL PLAN PART 3: THE WELBORNE PLAN
ISSUE 6: EDUCATION, COMMUNITY AND HEALTH FACILITIES (WEL14 – WEL16)
WRITTEN STATEMENT IN RESPONSE TO INSPECTOR'S QUESTIONS**

I refer to the above matter and confirm that I am included in the list of potential participants on behalf of my client, Mr Graham Moyse, at the Hearing Session for Issue 6 of the Independent Examination of the Local Plan Part 3: The Welborne Plan due to take place on Friday 17 October 2014.

I wish to reserve my right to participate in this Hearing Session on behalf of my client, however, I also set out below our response to the relevant Inspector's questions set out in the 'Issues and Questions' document dated August 2014.

I confirm that our previous written submissions relating to the Publication Version (dated 11 April 2014) and Suggested Changes to the Submission Version (dated 6 August 2014) of The Welborne Plan remain valid and request that the comments below are read in conjunction with our previous statements.

Question 6.5

We continue to be supportive of the Council's preferred location for the secondary school, to the south of Knowle. In our opinion, this represents the most appropriate and sustainable location for the school and is therefore justified. It is submitted that the preferred site will ensure that, as well as being centrally-located within the overall Welborne Plan area, the secondary school will also be positioned within close proximity to the existing settlement of Knowle and any potential pupils living there. In addition, and as submitted as part of our previous representations in August 2014, the alternative location for the secondary school in





the eastern part of the Welborne Plan area was previously wholly identified as residential land in the preceding versions of the Welborne Plan. Consequently, if the secondary school were to be located here there will be a significant reduction (equivalent to the full extent of the school playing fields) in the net residential land area. Therefore, assuming the same densities, there would be a significant reduction in the number of residential units that the site could deliver. It would also appear that the overall area for the school / playing fields site is greater as identified on the western part of the site compared to as identified on the eastern part of the site.

In relation to my client's land known as the Knowle Triangle, I confirm that there are no restrictions to this land coming forward to meet its identified objectives within The Welborne Plan which include providing school playing fields for the secondary school, as well as potential Suitable Alternative Natural Green Space (SANGS) and a settlement buffer between Welborne and Knowle.

Having regard to the fact that my client's site is located within the administrative boundaries of Winchester City Council, our view is that this does not need to place any restrictions on the satisfactory implementation of the secondary school playing fields on this land as proposed as part of The Welborne Plan.

In terms of Winchester City Council's Development Plan, Policy SH4 (and Map 8) of the Winchester District Local Plan Part 1 – Joint Core Strategy (adopted March 2013) identifies my client's land as forming part of the settlement gap providing separation between the North Fareham Strategic Development Area (Welborne) and the existing settlement of Knowle to the north-west. The policy states that *"the open and undeveloped rural character of this land will be retained through the application of Policy CP18 – Gaps."* Policy CP18 states that *"to protect the individual character and identity of those settlements adjoining the proposed SDA at North Fareham, an area of open land is identified as a Gap to be maintained between the SDA and Knowle and Wickham... Development which would threaten the open and undeveloped character of this area will be resisted and the land should be managed to secure the long-term retention of its rural character."*

It is therefore submitted that given the above general policy position in favour of my client's land remaining "open and undeveloped" in character, the provision of the required secondary school playing fields (and therefore the secondary school) in this location represents an appropriate use for this land. Use of my client's land for playing fields will mean that it can make a valuable contribution to the Welborne Plan area by providing one of the required land uses, whilst at the same time remaining "open and undeveloped" in



character in accordance with the Winchester City Council Core Strategy objectives for this land. Locating the secondary school and playing fields in the preferred location to the south of Knowle also means that the use of the alternative site in the eastern part of the Welborne Plan area can be maximised by being developed for housing as originally proposed in previous versions of the Plan.

Further to the above, on the basis that the land to the south of Knowle is considered to represent the preferred location for the secondary school (i.e. it is justified), can be satisfactorily implemented (i.e. it is effective) and is therefore sound, it is submitted that there is arguably no justification or need to identify an alternative site within the Welborne Plan area. However, if the Inspector does conclude that it is necessary to include the alternative site, it is submitted that the distinction between the two sites should be made clear in the text of the Plan and on the Strategic Framework Diagram, with the site to the south of Knowle identified as the preferred location and the site to the east identified as a secondary alternative.

Question 6.6

Having regard to the timing of the provision of the secondary school, it is suggested that the County Council are best placed to advise on this issue in terms of the likely need to be generated by each phase of the development. However, I confirm that my client's land is available to come forward as soon as is required to provide the playing fields for the secondary school.

I trust that the above comments are of assistance and if you have any queries please do not hesitate to contact me.

Yours sincerely

A handwritten signature in black ink, appearing to read 'M. Hawthorne'.

MARTIN HAWTHORNE
Director
For and on behalf of WYG

cc: Mr Ian Judd
Mr Graham Moyse