



CM/mh/HP14016

5 March 2015

Planning Policy
Fareham Borough Council
Civic Offices
Civic Way
Fareham
Hampshire
PO16 7TT

Dear Sir / Madam

**REPRESENTATIONS TO THE LOCAL PLAN PART 3: THE WELBORNE PLAN –
MODIFICATIONS DATED JANUARY 2015
LAND NORTH OF THE M27 (72 KILN ROAD, FAREHAM)**

Further to our comments in April 2014 and September 2014, I write to submit representations to the Local Plan Part 3: The Welborne Plan (Modifications dated January 2015 to the Submission Version dated June 2014) on behalf of my client, Mr Balvinder Laly of Lalys, who owns land to the north of the M27 (circa 2.2 hectares) known as 72 Kiln Road, Fareham. This land is shown on the enclosed land ownership plan.

As previously advised, overall, my clients are supportive of the identification of their land within the red-line boundary for the Welborne Strategic Development Area. However, from my review of the Modifications to the Welborne Plan (dated January 2015), including Minor Amendment AM66 and Appendix E of the Schedule of Minor Modifications, it appears that the Welborne Plan continues to identify my client's site as employment land on the Strategic Framework Diagram and I confirm that my client remains unsupportive of this approach.

As previously advised, my client's land currently comprises two residential properties together with associated curtilages, with an access from Kiln Road in Fareham to the south of the M27 leading under the motorway via Kneller Court Lane.

First Floor, The Pavilion, Botleigh Grange Office Campus, Hedge End, Southampton, SO30 2AF
Tel: +44 (0)2382 022800 Fax: +44 (0)2382 022889 Email: planning.southampton@wyg.com www.wyg.com

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Registered Office: Arndale Court, Headingley, Leeds, LS6 2UJ



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Given that the existing residential uses on my client's site will have a greater end value than any form of employment use, it submitted that this land is unlikely to ever come forward for employment development. The two existing dwellings on the site would therefore be retained going forward and would represent an inconsistent element in this part of the Welborne area. The Council's proposed approach to allocate my client's site for employment use, as shown on the Strategic Framework Diagram, is therefore considered to be flawed.

As set out in our previous representations, in order to come forward for any future development as a comprehensive part of the overall Welborne area, my client's land must be allocated for a use with a higher end value than its existing residential use and the Welborne Plan does not achieve this as proposed to date. For the reasons previously explained, it is considered that the most appropriate allocation for my client's land is continued residential use. Our previous submissions include an amended version of the Strategic Framework Diagram which demonstrates how, in our view, my client's site can be incorporated into the overall vision for the Welborne area as residential land, including some amendments to the proposed use of some adjoining parcels of land.

We therefore continue to be of the view that the Welborne Employment Strategy set out at Chapter 5 of the Welborne Plan is unsound having regard to the role that it is envisaged that my client's site will play and, consequently, for the reasons set out above and in our previous representations, it is considered that the Strategic Framework Diagram should be amended to identify my client's land as part of the overall residential allocation.

I would be pleased if you could continue to take the above comments and our previous submissions into account in preparing the Welborne Plan. In the meantime, if you have any queries please do not hesitate to contact me.

Yours faithfully



MARTIN HAWTHORNE
Director
For and on behalf of WYG

Encls: Land Ownership Plan

cc: Mr Balvinder Laly, Lalys
Mr Ian Judd

