



CM/mh/HP13032

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 EAST OF THE A32 / WEST OF POOK LANE / NORTH OF THE M27**

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 clients, the Hastings family, who own land to the east of the A32, west of Pook Lane and north of the M27 (circa 1.2 hectares). A land ownership plan is enclosed for clarification.

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, Minor Amendment AM66 and Appendix E of the Schedule of Minor Modifications (dated January 2015) continue to identify my client's site on the Strategic Framework Diagram as a landscape buffer, with the land immediately to the east and on the opposite side of the A32 to the west being identified for employment uses.

For the reasons set out in our previous representations, my clients' land is considered to have very little amenity value or function and, as existing, would not provide a significant landscape buffer as the Plan suggests.

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

WYG Environment Planning Transport Limited. Registered in England & Wales Number: 3050297
Registered Office: Arndale Court, Headingley, Leeds, LS6 2UJ



creative minds safe hands



The land within my clients' control has similar constraints to the adjoining land to the east and west, which the Strategic Framework Diagram already identifies as suitable for employment uses. Given the close proximity of my clients' site to these proposed employment allocations, as well as the site's location in relation to access to J10 of the M27, it is submitted that rather than being identified as a landscape buffer, my client's site should instead be identified for employment and is equally as suitable for this use as the already allocated employment land adjoining on both sides. The reasons previously provided as to why my client's site is suitable for employment use remain relevant.

It is therefore considered that the Strategic Framework Diagram should be amended to identify my clients' land at part of the overall employment allocation.

I would be pleased if you could continue to take the above comments 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

Encl: Land Ownership Plan

cc: The Hastings Family
Mr Ian Judd

