

Land Adjacent to Pear Tree Inn Winchester Road Botley Southampton SO32 2DH

Planning Reference: F/23/96320

FAO: Summer Sharpe (Case Officer).

Dear Summer Sharpe

My name is Nick Rowland-Hill, Estates Development Manager acting on behalf of Stonegate Group, freehold owners of The Pear Tree public house in Botley.

The Pear Tree is one of over 3,500 freehold pubs, bars and hotels within our ownership, and is currently occupied under a 5-year tenancy agreement.

The land adjacent to this public house has long been identified as being surplus to the long term needs of the pub and suitable for redevelopment. We undertook an extensive marketing campaign in the summer of 2023 through our commercial property advisors, Savills and this land was offered to a wide range of potential end users. As a result of this marketing exercise, Dorrington Homes UK Limited were selected as the most suitable buyer for the site.

It is worth noting that the area of land that is subject to this planning application is held on a different freehold title to that of The Pear Tree itself, and therefore does not form part of the trading business. We have allowed the current tenants to temporarily use this land as a children's play area, for growing vegetables and keeping chickens but this has been on the basis that the agreement can be brought to an end given that this use is, in our view, not fundamental to the viability of the pub operation.

In progressing this scheme, we have not sought to exclude our valued tenants of the pub from this process; indeed, the publicans have been aware of our decisions throughout, including the nature of the contractual agreement between Stonegate and Dorrington Homes.

As part of those contractual agreements with Dorrington Homes, the parties have agreed that if planning permission is granted and implemented, we will compensate the tenants in order to relocate the children's play equipment to a pre agreed area within the pub's demise.

I note there has been some speculation regarding the existing car park and patron garden to the rear of The Pear Tree. Both these areas fall outside the boundary of the current planning application and are therefore unaffected by these proposals

Added to the above, we must make it perfectly clear that The Pear Tree Public House will remain fully operational if the planning application is approved. Needless to say, the continued viability of the Pear Tree is a priority for Stonegate and it is our intention that the pub will continue to serve the community for many years to come.

Please also note that on 10th November 2023, we received an email from Warren Jackson-Hookins (Strategy – Strategic Planning) at Eastleigh Borough Council confirming that a recent attempt to have The Pear Tree public house listed as an ACV (Asset of Community Value) was unsuccessful. The property has therefore been listed on the unsuccessful ACV list.

To conclude, the area of land falls outside of the tenants' demise, the public house will remain fully operational and sustainable, and the proposed development will provide homes for six new families.

The introduction of more homes in the area will undoubtedly help to boost sales revenue at The Pear Tree. This is a tried and tested form of optimisation, making the best use of suitable development land, rationalising the optimum trading area, whilst safeguarding the existing businesses.

Yours sincerely

Nick Rowland- Hill

Estates Development Manager (South)

Stonegate Group.