

FAO: Mr D Huckfield

RE: F/24/97934 – Land Adjacent to Pear Tree PH, Winchester Road, Southampton, SO32 2DH

10th September 2024

Dear Mr Huckfield

As per my statement which was submitted as part of the above planning application, I would like to make further representations on behalf of The Stonegate Group, the freehold landowners of the site currently being promoted for redevelopment.

It is only right and proper for me to further advise that the area of land in question does not form part of our tenant's lease demise. In fact, the area of land is on a separate HMRC land registry title to that of the public house. The tenants of The Pear Tree have a licence to use the area of land outside of their lease, however this right can be rescinded by us at any time. It is also worth further adding, that our tenants were aware the land would potentially be sold, following an extensive marketing campaign by Savills Commercial Agency Southampton.

We acknowledge the range of public comments on the planning application; however, we wanted to advise the public of the legal status of the land's use. Added to this, and as per my already submitted statement, our goal as a land owner and public house operator is to safeguard the future of our business interests. This naturally includes the onward security of our tenant's operations, but moreover re-rationalising the lands use to help improve wider economic benefits.

The land is situated in a highly sustainable location, surrounded by housing on all boundaries, and therefore should be considered appropriate for redevelopment.

If the planning application is approved, The Pear Tree PH will, in our view, continue to be able to operate fully. The public house will continue to benefit from patron parking and the use of a garden to the rear of the site, both of which are more than capable of facilitating the onward trading of the premises.

We note at the date this statement is submitted, some of your statutory consultees have published comments:

- Ecology: No Objection.
- Environmental Health: No objection subject to conditions.

- Highways: No Objection, subject to some modest amendments. I understand that a revised site plan and vehicle tracking diagram is being produced and will be submitted to the Local Planning Authority shortly.
- Conservation: No Objection, further commenting that the proposal makes a good use of a space that has been under used for many years, but with all the surrounding development closing in, it appears like a logical solution as an infill site.

To conclude, this is a site in a highly sustainable location. It is a brownfield site, which is being encompassed by new housing. Therefore, logic would state that this is an application that should be approved and brought forward in line with the new government's pledge to promote and support this type of regeneration development.

Locally there are other examples of similarly approved planning applications, most notably the five new properties built on land to the South of The Brigadier Gerard on Botley Road Horton Heath. As we understand initially planning was approved in 2019 for four properties with a fifth property approved in 2020. These planning approvals highlight a strong case for this application to be approved at local level, on an almost comparable scheme.

Thank you in anticipation.

Yours sincerely

Nick Rowland-Hill

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Estates Development Manager (South)

Stonegate Group