



No motor vehicles
or cycles on
mown verge

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4

16



03: DESIGN PRINCIPLES

- 3.1 Based on criteria contained within paragraph 127 of the NPPF and set out below, a set of design principles have been devised in order to promote the quality of the proposed development. The NPPF criteria and our design principles in response are set out here:

FUNCTION

“Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development.”

(paragraph 127, point A, NPPF 2018).

- New development at Newgate Lane, Fareham will be fit for purpose, designed to deliver the proposed residential use and public open space and will represent value for money in terms of lifetime costs;
- It will be intuitive, comfortable, safe and equally easy for all to use; and
- It will continue to function irrespective of the environmental conditions identified.

VISUALLY ATTRACTIVE DESIGN

“Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping.”

(paragraph 127, point B, NPPF 2018).

- Provision of a clear hierarchy of connected spaces and places, including streets, accessible by a variety of users which consider the design of the space as well as its function as a movement corridor;
- Integration of existing and proposed landscape features in order to soften the built form;
- Enrich the qualities of the existing place, with distinctive responses that complement its setting, respect the grain of the area and acknowledge local character; and
- Ensuring that design quality on new development at Newgate Lane will be considered throughout the evolution of proposals and the project.

RESPONSE TO CONTEXT

“Are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities).”

(paragraph 127, point C, NPPF 2018).

- Seek to reflect the pattern of streets and blocks found locally in the scheme’s layout;
- Seek to reflect the form of built development found within Charminster locally, particularly in relation to scale, height and massing;
- Consider the use of elements of the distinctive local vernacular into the architecture of the proposed development;
- Respond to the existing site topography including the consideration of views in and out of the site; and
- Reflect the distinctive elements of the existing landscape in the scheme’s design.

03 DESIGN PRINCIPLES

SENSE OF PLACE

“Establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit.”

(paragraph 127, point D, NPPF 2018).

- Allow the key characteristics identified within the ‘Surrounding Character Analysis’ undertaken in Section 2 above to influence the character of this development;
- Position key spaces & focal points where movement corridors converge to encourage life and vitality;
- Consider how the best examples of local buildings relate to the space they enclose and consider how this might be reinterpreted within the proposal;
- Consider how the type and positioning of enclosures and soft landscape will clearly define the ownership of the space between buildings;
- Consider how open spaces will best meet the recreational needs of the local community, thereby encouraging social interaction; and
- Incorporate existing and proposed landscape features so as to enhance the richness and attractiveness of the streetscape, and furthermore provide relief from sunlight in summer and shelter from the wind in winter.

ACCESS TO SERVICES & FACILITIES

“Optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks.”

(paragraph 127, point E, NPPF 2018).

- Identify how convenient, safe and direct access for all residents to the existing and proposed local services and facilities including schools, retail, community uses and employment opportunities will be provided;
- Consider the potential for a variety of uses to be included within the development to promote its economic and social success, and to reduce the need to travel;
- Ensure a mix of tenures to further promote the economic and social success of the scheme; and
- Integration of the development into the existing network of footpaths, cycleways, bus routes and vehicular routes

SAFE AND ACCESSIBLE ENVIRONMENTS

“Create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁴⁶; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.”

(paragraph 127, point F, NPPF 2018).

- Creation of a clearly defined public realm through the provision of continuous building frontage lines and variations in enclosure of private spaces;
- Provision of a clear hierarchy of connected spaces and places, including streets, accessible by a variety of users which consider the design of the space as well as its function as a movement corridor;
- Control of access to private areas, particularly rear gardens and parking courts; and
- Creation of a development which allows ease of movement for all types of users and considers the proposals in relation to the location of the buildings on the site, gradients, and the relationship between various uses and transport infrastructure, particularly for those with disabilities.

SUSTAINABILITY

- Provision of a range of house types, tenures and sizes in order to cater for choice and a variety of households;
- The attenuation of flood flow during heavy rainfall events;
- In-built ‘robustness’ – the ability of the development, including individual buildings, to adapt to changes such as use, lifestyle and demography over time; and
- Make efficient use of land through the laying-out of development with an appropriate density.





04: INVOLVEMENT & EVOLUTION

FAREHAM CONSULTATION BOARDS



up to 200 new homes at Newgate Lane.

Fareham Borough Council published its Draft Local Plan 2036 for consultation in October 2017 which seeks to identify sites for the delivery of new housing over the plan period. These include the site known as Peat Common (or HA2) located to the west of Bridgeman which is anticipated to accommodate up to 475 homes. Land at Newgate Lane would provide a natural extension to this proposed new community, which will allow the Council to secure up to an additional 200 homes.

The Government is committed to locating the supply of housing sustainably. Its National Planning Policy Framework (NPPF) states that where local authorities cannot demonstrate a sufficient supply of sites to deliver enough new homes to meet needs over the next 5 years, then the 'presumption in favour of sustainable development' is triggered. This means that housing policies in Local Plans, including those which restrict housing development outside the settlement boundary, are rendered out of date. In determining the proposed development at Newgate Lane, the Council must therefore balance the benefits of the scheme, including the provision of new housing, against any harms such as its impact on the strategic gap, in coming to a decision.



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THE PROPOSAL

Fareham Borough Council is seeking outline planning permission for up to 200 dwellings on the site. The key features of the proposal include:

- The provision of 40% affordable housing, compliant with local policy;
- A range of housing types and sizes;
- Retention of existing trees and hedgerows;
- Landscaping and open space;
- Ecological enhancements;
- Children's play areas;
- Pedestrian link towards Bridgeman; and
- Acoustic buffer from the new types.

The application will be made for Outline Planning Permission, with all matters except the access to be reserved. The illustrative floorplans provide an indication of the proposals, and will be accompanied by a series of parameter plans to fix the key principles of the development. A detailed application for the 'reserved matters' will be submitted subsequently to determine the layout and design of the houses.

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DESIGN

The layout of the scheme pays close regard to its heritage and landscape setting. The area of land to the west of the site which has links with the former Peat Common will be kept free of development to provide visual and physical separation to existing dwellings on Newgate Lane.

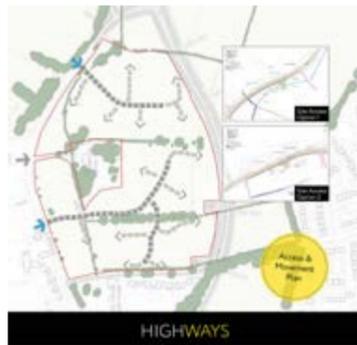
The outline application will be supported by parameter plans to guide the density and height of the finished development. Having regard to its urban/countryside edge location, the vision is to create leafy streets with an informal character to create a place where people will want to live. Dwellings will benefit from generous amenity space and will be no more than 2.5 storeys. Examples to suggest what the houses might look like and the materials used are shown above.

The public open space will be landscaped to provide an attractive area for recreation with species chosen to encourage biodiversity. Additional landscaping provided throughout the scheme will include the planting of street trees and incidental spaces around the site.

We have commissioned a Noise Report which shows housing can be accommodated in proximity to the Newgate Lane relief road with the right mitigation to ensure internal noise levels remain within the recommended guidelines. The proposals include an acoustic fence, plenty of overhead planting and an off set of at least 15 metres.



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HIGHWAYS

Vehicle access to the site is proposed to be provided via two new priority junction arrangements onto the old Newgate Lane. Newgate Lane has now had through traffic removed from it following the opening of the Newgate Lane relief road to the west.

Pedestrian and cycle access will be provided onto Newgate Lane as well as onto Woodcote Lane. The scheme will review the condition of the local pedestrian and cycle networks and where appropriate consider the provision of new pedestrian crossing facilities on Newgate Lane and / or improving the existing pedestrian crossing facilities on the Newgate Lane southern bypass within the vicinity of the recently relocated bus stop.

It is considered that the scheme is accessibly located providing the opportunity for future residents to walk, cycle and use public transport to local and wider amenities required on a regular basis as genuine alternatives to single occupancy car travel. A Travel Plan will be prepared as part of the planning application submission, which will set out targets supported by sustainable measures and initiatives to promote travel by sustainable transport modes.

The internal roads will be designed to adequate standards and parking provision will also be provided in accordance with local parking guidance.

Pegasus Group is currently liaising with highway officers at Hampshire County Council to agree the scope of the Transport Assessment that will be prepared to support the planning application submission. This will include traffic capacity assessments at key local junctions accounting for the newly constructed Newgate Lane bypass, and also the proposed Basingstoke Bypass. Sensitivity assessments will also be carried out to assess the impact of the local highway network with the development proposals and future growth including for the draft allocated HA2 located on the eastern side of the Newgate Lane bypass, Gosport Waterfront, Solent Enterprise Zone and Wotton amongst other draft allocated developments.

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COMMUNITY BENEFITS

LOCAL COMMUNITY

The applicant will be required to pay the Community Infrastructure Levy on the proposed new dwellings at a rate of £100 per square metre. The levy is paid to Fareham Borough Council and may be used for a range of infrastructure of benefit to the local area including road safety schemes, healthcare provision, community centres and leisure facilities.

Hampshire County Council requires that a financial contribution towards education provision is made for all schemes where migration is required, for example because of impacts on local capacity or facilities arising from the increased population.

THE LOCAL ECONOMY

The construction of the scheme will generate jobs for local people. The new residents will be likely to spend locally and support the provision of local businesses and services.

OPEN SPACE

The proposal includes a LEAP (or Locally Equipped Area of Play) which is designed to provide play opportunities for children up to 12 years. In the western part of the site, there will be a large area of amenity open space suitable for recreation and walking which will be landscaped to encourage biodiversity. These open spaces will be publicly accessible to all.

The site also has good access to the other local facilities including the Alton Valley Country Park.

HOUSING AND AFFORDABLE HOUSING

The dwellings will be a broad mix of dwelling types and sizes across a range of tenures, including market housing and affordable (such as social rental, discount market housing and shared ownership). This will help foster a mixed and diverse community and provide opportunities for local people looking to get on the property ladder.

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THE ENVIRONMENT

CLIMATE

The application site is located within Flood Zone 1, the area at least risk of flooding.

The planning application will be accompanied by a drainage strategy which will demonstrate how the development can be managed without increasing flood risk. Processes proposed include development free areas on those parts of the site at risk of surface water flooding and Sustainable Urban Drainage Systems (SUDS) such as permeable paving, swales and attenuation basins.

Access to the existing watercourse will be maintained to ensure that the relevant authorities are able to continue to manage and maintain them.

TREE

The site contains a number of important trees along the field boundaries, including some large mature oak trees. Our proposals will seek to ensure minimal disturbance to these trees by ensuring that root protection areas are kept free from development where possible.

BIODIVERSITY

The planning application will be accompanied by a number of surveys to determine the value of the site to different local species including reptiles, water voles and bats and ensure that any impacts are properly mitigated.

The proposals will retain the existing ditches and hedgerows which can provide important foraging habitat and flight paths routes for certain species.

The open space to the west will also introduce new habitats to encourage local biodiversity.

Although our surveys have shown there are no Brown Gull using the site, as part of the planning process we are required to make a payment to the Solent Migration Strategy for each dwelling proposed. The money is used to mitigate against the impact on local Special Protection Areas and the coastal birds they support as a result of water development pressures.

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WHAT HAPPENS NEXT?

Fareham Lane LP and Pegasus Group has held pre-application discussions with the Council, which has informed our proposal to date.

We have sent leaflets to local residents informing them of our proposals and we have received lots of comments via our website which we are currently reviewing.

There is another opportunity to submit comments today, either on a feedback form, via email or on our website, where the information on these boards will be posted after this event.

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www.newgatelanepegasusgroup.co.uk
A planning application will be submitted soon.

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04 INVOLVEMENT & EVOLUTION

THE CONSULTATION PROCESS

4.1 During the design process, the applicant has engaged with both the Council, through the pre-application process, and with the local community, by way of a leaflet drop, and public consultation event held on the 22nd May 2018.

Formal Pre-application consultation

4.2 Following the submission of a formal pre-application request, meetings were held with the Council on 23rd April. The key issues discussed were:

- The density of the scheme should be within 30-35dph;
- The eastern edge should respond to the new relief road with a sufficient buffer using structural planting.

Public Consultation

4.3 A public consultation event was held on 22nd May 2018 at St Matthews Church in Bridgemary. Invitations were sent to 306 local residents and businesses (based on proximity to the site) and to local Councillors. The layout displayed on the consultation leaflets and exhibition boards was an evolution of the framework plan. Feedback was invited by email, through our dedicated website form or via paper forms provided on the day. Further detail is provided in the Statement of Community Involvement accompanying the application.