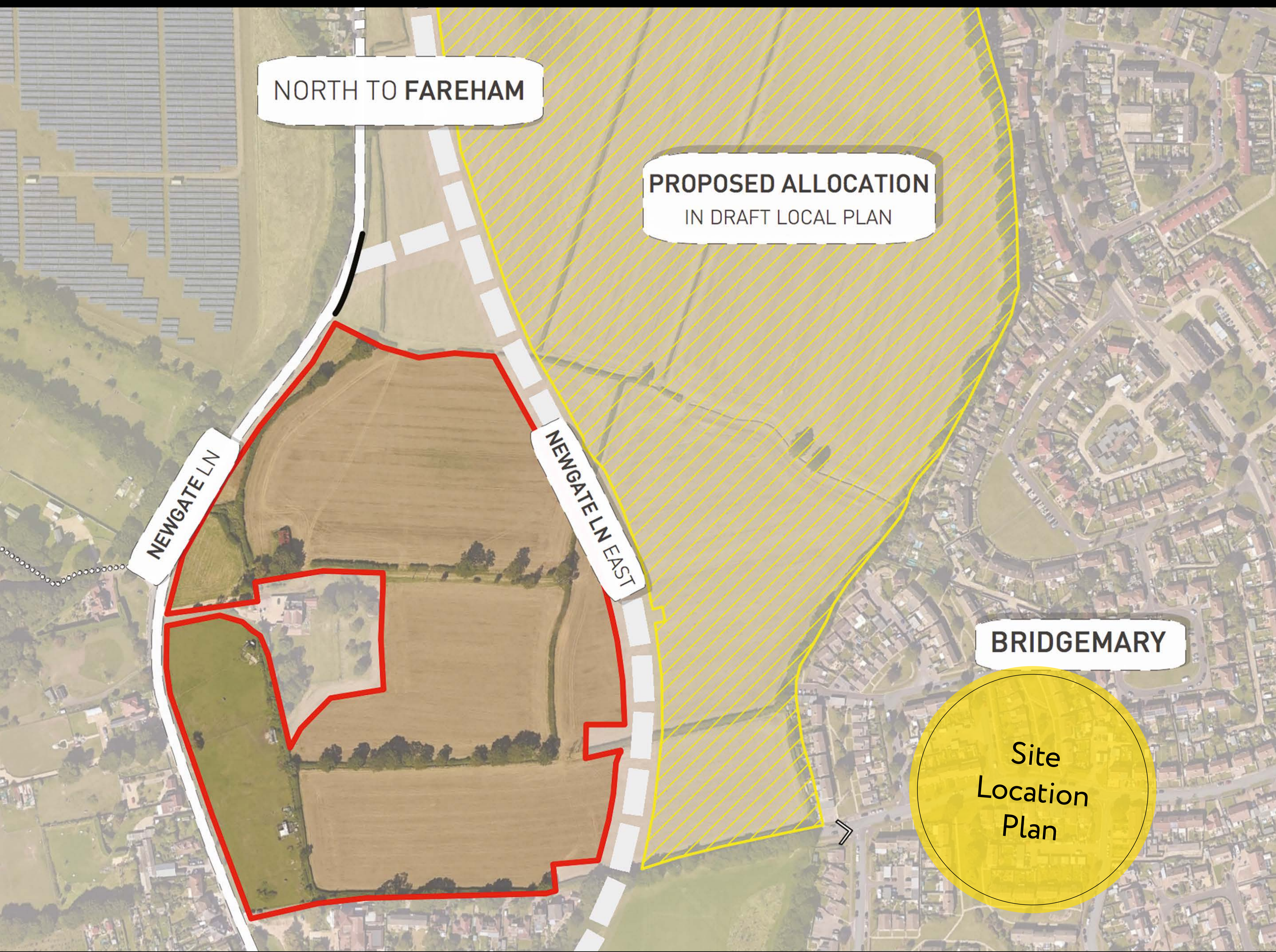


## APPENDIX 2

### PUBLIC EXHIBITION BOARDS

# Welcome to our Public Exhibition

## New Homes for Land at Newgate Lane

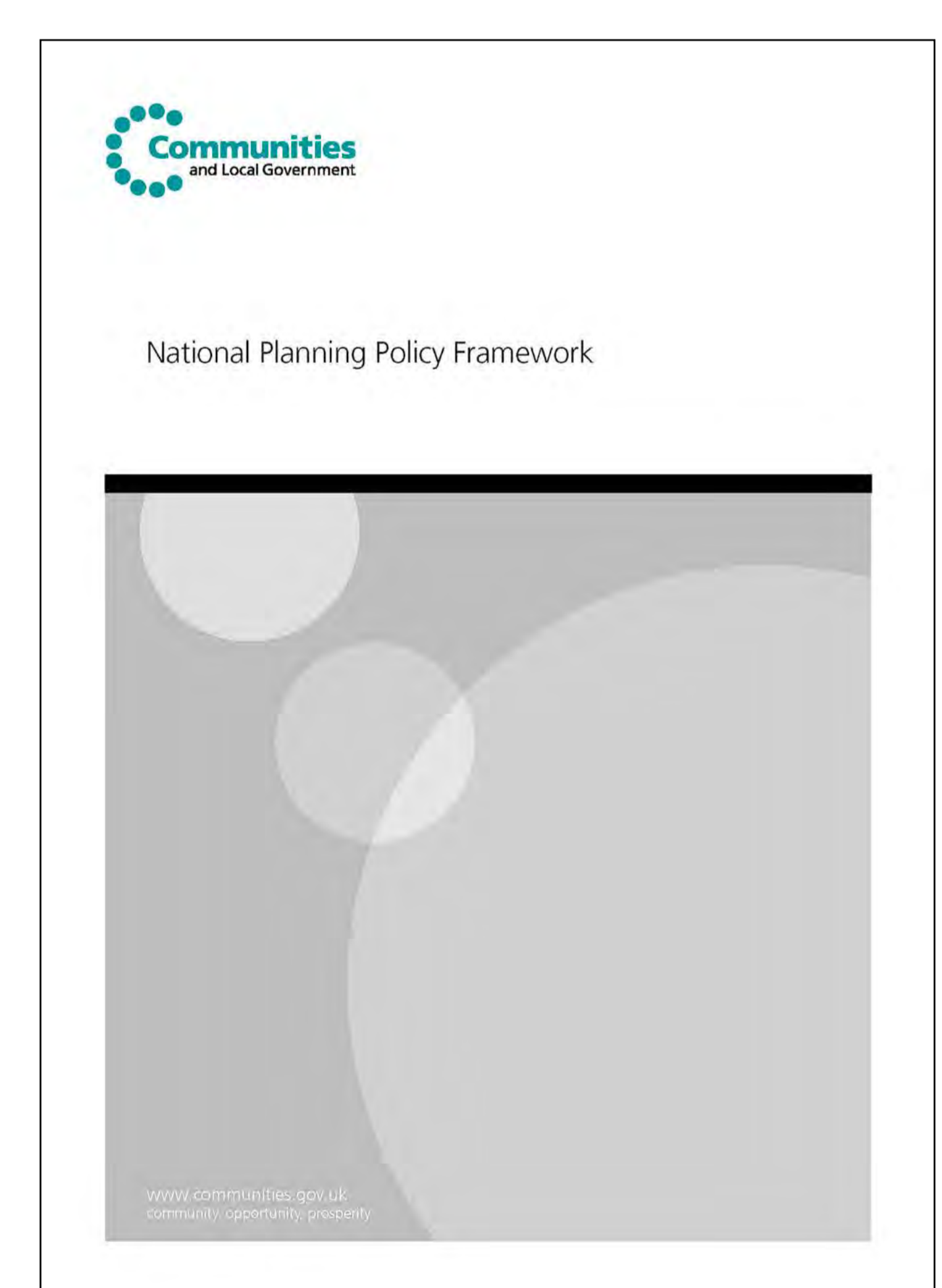


## PLANNING CONTEXT

**Fareham Land LP** and **Bargate Homes** are bringing forward proposals to deliver 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 Peel Common (or HA2) located to the west of Bridgemary 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 boosting the supply of housing nationally. Its National Planning Policy Framework (NPPF) dictates 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in Local Plans, including those which restrict housing development outside the settlement boundary, are rendered out-of-date.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 Land LP** and **Bargate Homes** 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 Bridgemary; and

Acoustic buffer from the new bypass.

The application will be made for Outline Planning Permission, with all matters except the access to be reserved. The Illustrative Masterplan provides 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 Peel 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 respect 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.

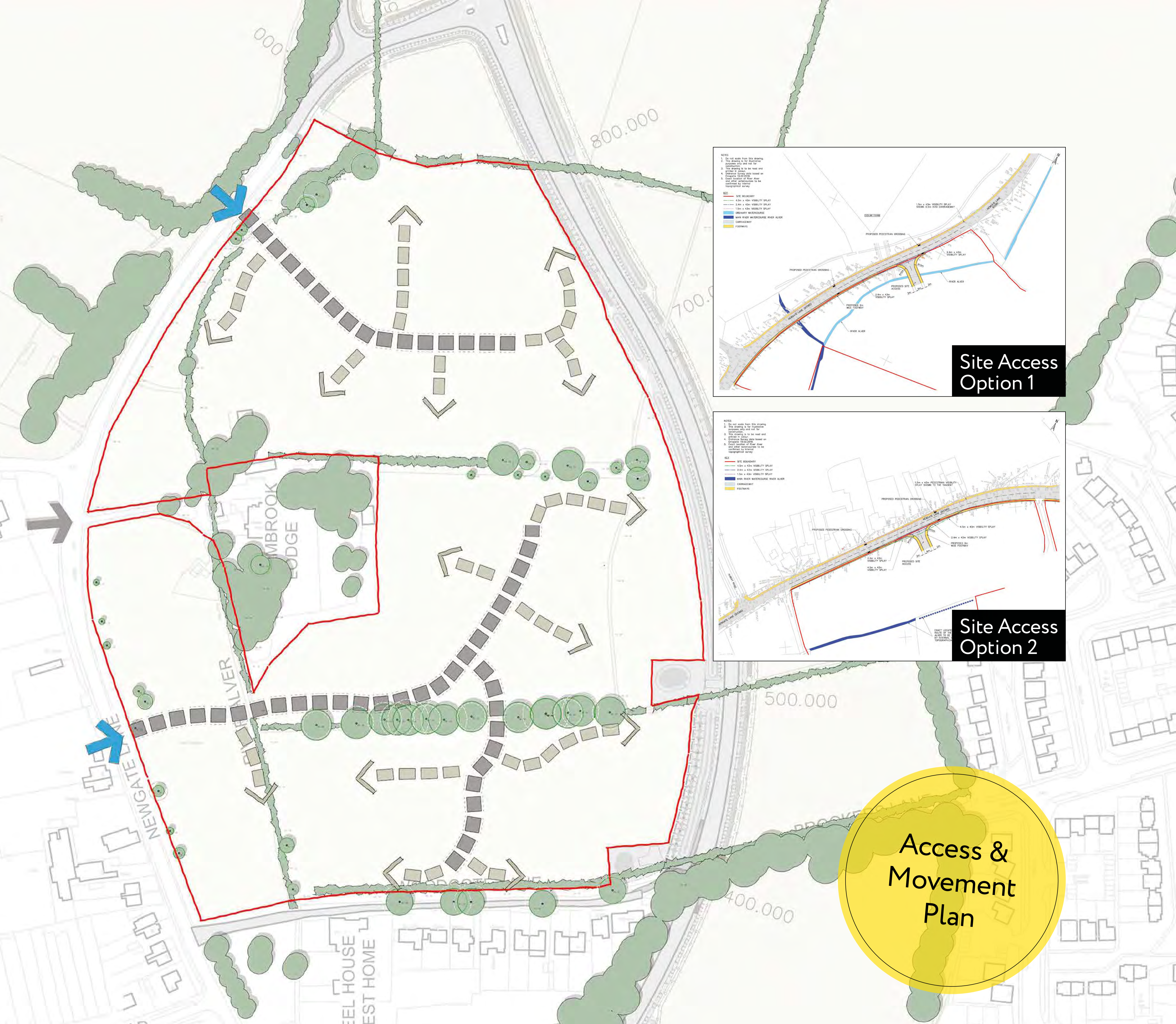
The public open space will be landscaped to provide an attractive area for recreation with species chosen to encourage biodiversity. Additional landscaping provided throughout the scheme will include the planting of street trees and incidental spaces around the site.

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 structural planting and an off-set of at least 15 metres.



Illustrative Section of Eastern Boundary

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## HIGHWAYS

Vehicular access to the site is proposed to be provided via two new priority tee 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 (southern section).

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 new Newgate Lane southern bypass within the vicinity of the recently relocated bus stops.

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 reasonable measures and initiatives to promote travel by sustainable transport modes.

The internal estate roads will be designed to adoptable 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 Stubbington 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 site HA2 located on the eastern side of the Newgate Lane bypass, Gosport Waterfront, Solent Enterprise Zone and Welborne amongst other draft allocated developments,

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