

Mature Oak Trees



Arable Land



Wet-ditch



Hedgrows



THE ENVIRONMENT

DRAINAGE

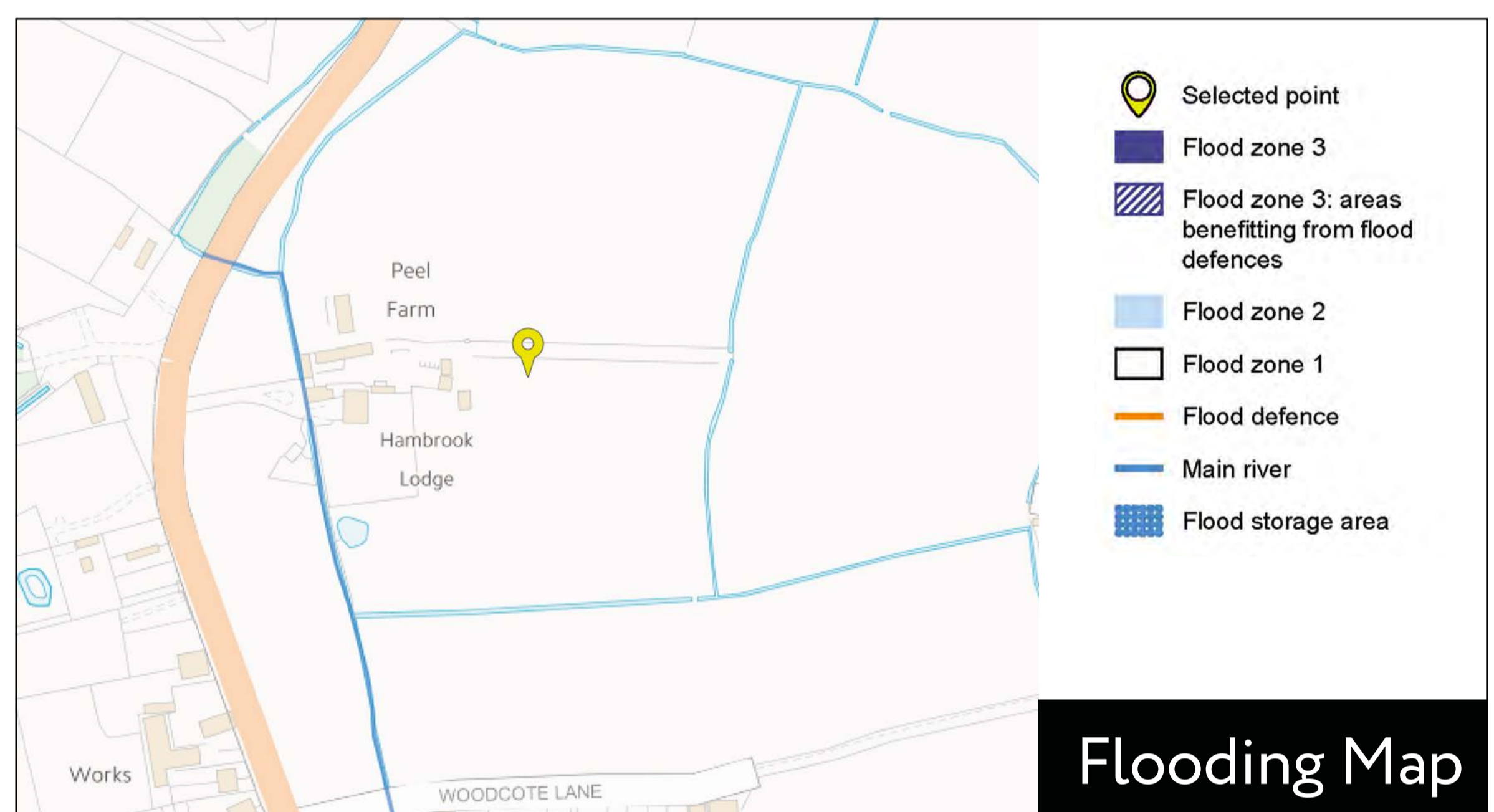
The application site is located within Flood Zone 1, the area at least risk of flooding.

The planning application will be accompanied by a drainage strategy which will demonstrate how the surface and foul water arising from the development can be managed without increasing flood risk. Measures 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 watercourses will be maintained to ensure that the relevant authorities are able to continue to manage and maintain them.

TREES

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.



ECOLOGY

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 path 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 Brent Geese using the site, as part of the planning process we are required to make a payment to the Solent Mitigation Strategy for each dwelling proposed. This money is used mitigate against the impact on local Special Protection Areas and the costal birds they support as a result of wider development pressures.



COMMUNITY BENEFITS

LOCAL COMMUNITY

The applicant will be required to pay the Community Infrastructure Levy on the proposed new dwellings at a rate of £105 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 mitigation 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' (a 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 Alver 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 rented, 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'.



WHAT HAPPENS NEXT?

Fareham Land LP and **Bargate Homes** has held pre-application discussions with the Council which have 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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A planning application will be submitted soon.

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APPENDIX 3

RESPONSE FORM

LAND AT NEWGATE LANE

FEEDBACK FORM

NEW HOMES FOR FAREHAM



1. Do you support the provision of new homes in the area?

- Yes No

2. What type of housing do you think is most needed in the local area?

- Starter homes for young people Affordable homes shared ownership
 Affordable homes to rent Family homes
 Other _____

3. Do you support the provision of a 'LEAP' (children's play area) and public open space on the site? Do you have any design suggestions for these areas?

I am a

- Councillor Local Resident Local Business owner Other _____

Postcode _____

If you have any further comments, questions or queries, we would like to hear from you.

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4. What would be your priorities for the scheme in respect of local traffic and travel?

- Minimising congestion Maximum parking provision for new homes
 Good pedestrian connectivity
 Other _____

5. What is most important to the overall design?

- Limiting building height to retain views On-site attenuation measures (such as basins and swales) to manage surface water
 Provision of high quality landscaping Protection of trees and hedgerows
 Other _____

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