

LAND AT  
NEWGATE LANE  
**FAREHAM**  
HAMPSHIRE

SOUTHERN PARCEL

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**DESIGN & ACCESS STATEMENT**

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PREPARED BY PEGASUS DESIGN  
BRS.4989\_43C | SEPTEMBER 2019





**THE CREATION OF HIGH QUALITY BUILDINGS AND PLACES IS FUNDAMENTAL TO WHAT THE PLANNING AND DEVELOPMENT PROCESS SHOULD ACHIEVE. GOOD DESIGN IS A KEY ASPECT OF SUSTAINABLE DEVELOPMENT, CREATES BETTER PLACES IN WHICH TO LIVE AND WORK AND HELPS MAKE DEVELOPMENT ACCEPTABLE TO COMMUNITIES. BEING CLEAR ABOUT DESIGN EXPECTATIONS, AND HOW THESE WILL BE TESTED, IS ESSENTIAL FOR ACHIEVING THIS. SO TOO IS EFFECTIVE ENGAGEMENT BETWEEN APPLICANTS, COMMUNITIES, LOCAL PLANNING AUTHORITIES AND OTHER INTERESTS THROUGHOUT THE PROCESS.**



[PARA. 124, NPPF 2019].

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September 2019 | Project code BRS.4989\_43C  
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## 01: INTRODUCTION



# 01 INTRODUCTION

## PURPOSE OF THE STATEMENT

- 1.1 This Statement has been prepared by Pegasus Urban Design on behalf of Bargate Homes Ltd for Outline Planning Application for the demolition of existing buildings and development of up to 115 dwellings, open space, vehicular access points from Newgate Lane and associated and ancillary infrastructure, with all matters except access to be reserved.
- 1.2 It has been written in accordance with Article 9 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, which requires certain applications to be accompanied by a Design and Access Statement.
- 1.3 The DMPO 2015 also states the following requirements:
- “9. (2) An application for planning permission to which this article applies shall be accompanied by a statement (“a design and access statement”) about:
- (a) the design principles and concepts that have been applied to the development; and
  - (b) how issues relating to access to the development have been dealt with.
- (3) A design and access statement shall:
- (a) explain the design principles and concepts that have been applied to the development;
  - (b) demonstrate the steps taken to appraise the context of the development and how the design of the development takes that context into account;
  - (c) explain the policy adopted as to access, and how policies relating to access in relevant local development documents have been taken into account;
  - (d) state what, if any, consultation has been undertaken on issues relating to access to the development and what account has been taken of the outcome of any such consultation; and
  - (e) explain how any specific issues which might affect access to the development have been addressed.

- 1.4 Reference has also been made to Government policy in the form of the National Planning Policy Framework and Planning Practice Guidance. This advises that a Design and Access Statement must:
- “(a) explain the design principles and concepts that have been applied to the proposed development; and
  - (b) demonstrate the steps taken to appraise the context of the proposed development, and how the design of the development takes that context into account.
- Design and Access Statements must also explain the applicant’s approach to access and how relevant Local Plan policies have been taken into account. They must detail any consultation undertaken in relation to access issues, and how the outcome of this consultation has informed the proposed development. Applicants must also explain how any specific issues which might affect access to the proposed development have been addressed.”

- 1.5 The document achieves this within the following sections:
- Section 1: Introduction**  
Outlines the purpose of the document.
  - Section 2: Assessment**  
Considers the site and its surroundings in terms of the physical, social and planning context as part of Article 9(3)(b) and 9(3)(c) DMPO 2015 requirements.
  - Section 3: Design Principles**  
Presentation of the design principles that have been derived from a combination of Government Policy, site assessment, public consultation and design evolution as referred to within Article 9(3)(e) DMPO 2015.
  - Section 4: Involvement and Evolution**  
Outlines the stakeholder participation and consultation undertaken as well as its key findings as part of the Article 9(3)(d) DMPO 2015 requirements.
  - Section 5: Design Proposals**  
Presentation of the design proposals including uses and amount proposed, access arrangements, layout of the development, scale of buildings, landscaping treatments and appearance, as required within Article 9(3)(a) & (4)(c) DMPO 2015.
  - Section 6: Summary**
- 1.6 This statement should be read in conjunction with the Outline Planning Application and its accompanying documents including the Planning Statement, Affordable Housing Statement, Open Space Assessment, Heritage Statement, Draft Heads of Terms, Statement of Community Involvement, Contaminated Land Assessment, Ecological Appraisal, Landscape and Visual Assessment, Flood Risk Assessment and Drainage Strategy, Transport Statement, Travel Plan and Tree Report.

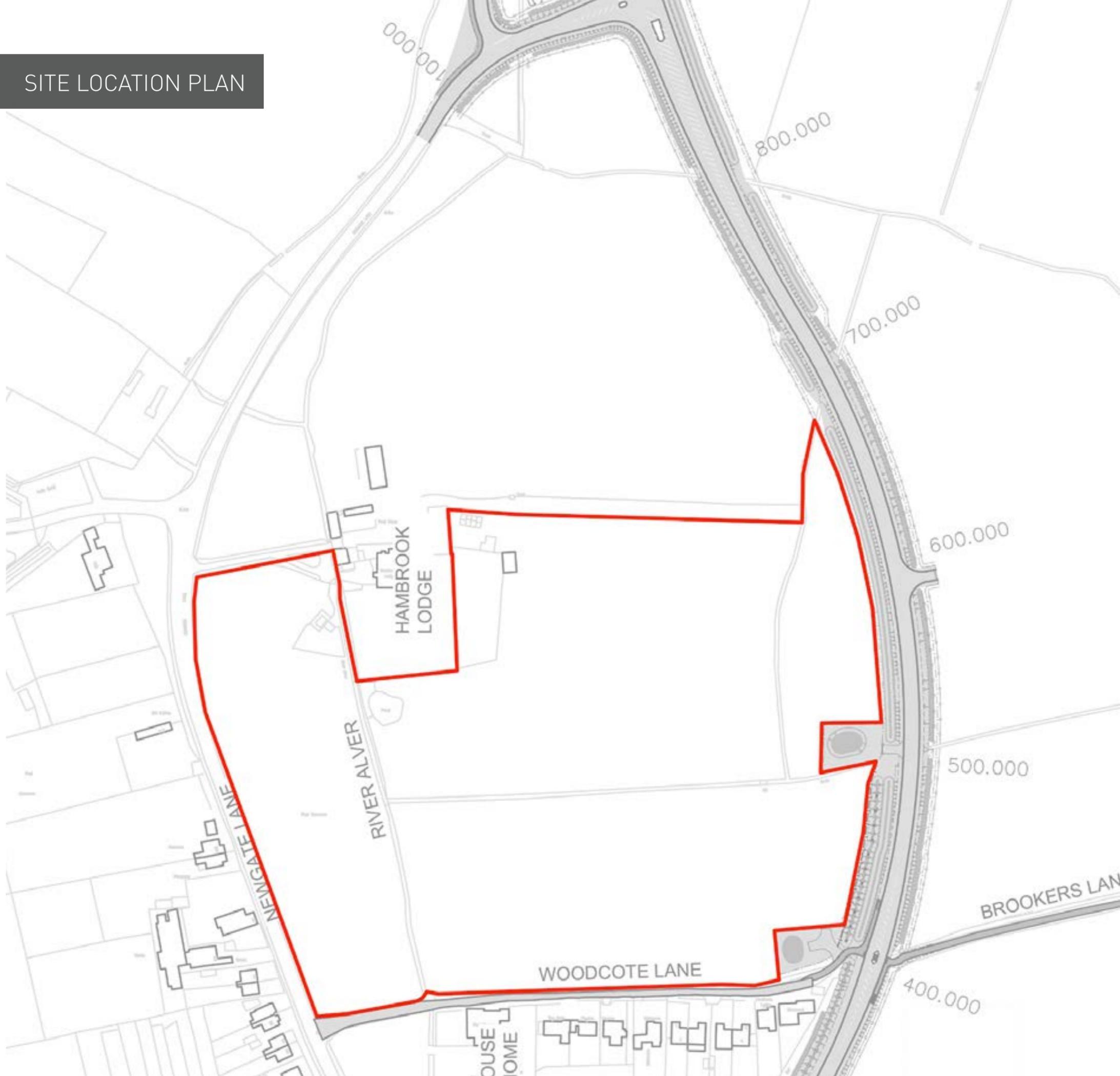




## 02: ASSESSMENT

# SITE LOCATION PLAN

○ APPLICATION BOUNDARY  
6.08 HA



# 02 ASSESSMENT

*“Development should seek to promote character in townscape and landscape by responding to and reinforcing locally distinctive patterns of development, local man-made and natural heritage and culture, while not preventing or discouraging appropriate innovation.*

*The successful integration of all forms of new development with their surrounding context is an important design objective, irrespective of whether a site lies on the urban fringe or at the heart of a town centre.”*

(NPPG Planning Practice Guidance Design; Para. 007)

- 2.1 In order to assist in the successful integration of the proposal with its context, this section provides a summary of the assessment of the site and its surroundings.

## PHYSICAL AND HISTORICAL CONTEXT

- 2.2 Fareham is a traditional market town situated northwest of Portsmouth Harbour with a population of approximately 114,300 people. The town gives its name to the borough that comprises the town and its surrounding area.
- 2.3 Fareham began as a Saxon village, known as Ferne Ham and was originally situated on a hill close to where the church of St Peter and St Paul now stands.
- 2.4 Throughout the middle ages Fareham was known for timber exportation, fishing, and had an impressive boat building industry. The market was bustling and brought in people from neighbouring settlements.
- 2.5 By the 19<sup>th</sup> century, the population had begun to increase steadily as the industries of brick making and tanning thrived, and the town became more connected with railway links to Southampton and Gosport.

## IMMEDIATE SITE CONTEXT

- 2.6 The site comprises of approximately 6.08 hectares of agricultural land, bound by Newgate Lane to the west, and a new relief road to the east and Woodcote Lane to the south. There is an existing Public Right of Way footpath (71b) that provides a connection to Tips Copse from Newgate Lane immediately west of the site via the Wastewater Treatment Works.
- 2.7 The site encompasses three agricultural land parcels, bound by existing field boundaries including mature trees and hedgerows.
- 2.8 Several watercourses, including the River Alver (classified as 'Main River'), flow through the site in a southerly direction. These watercourses are generally located alongside the existing hedgerows and mature trees.
- 2.9 Residential properties are located on Woodcote Lane – which forms the southern boundary of the site – and on Newgate Lane – which forms the western boundary of the site. Hambrook Lodge adjoins the site to the north, part of the access for which crosses the application boundary.
- 2.10 Peel Common Wastewater Treatment Works is located approximately 200m to the west of the site.



**LANDSCAPE & ECOLOGICAL CONTEXT**

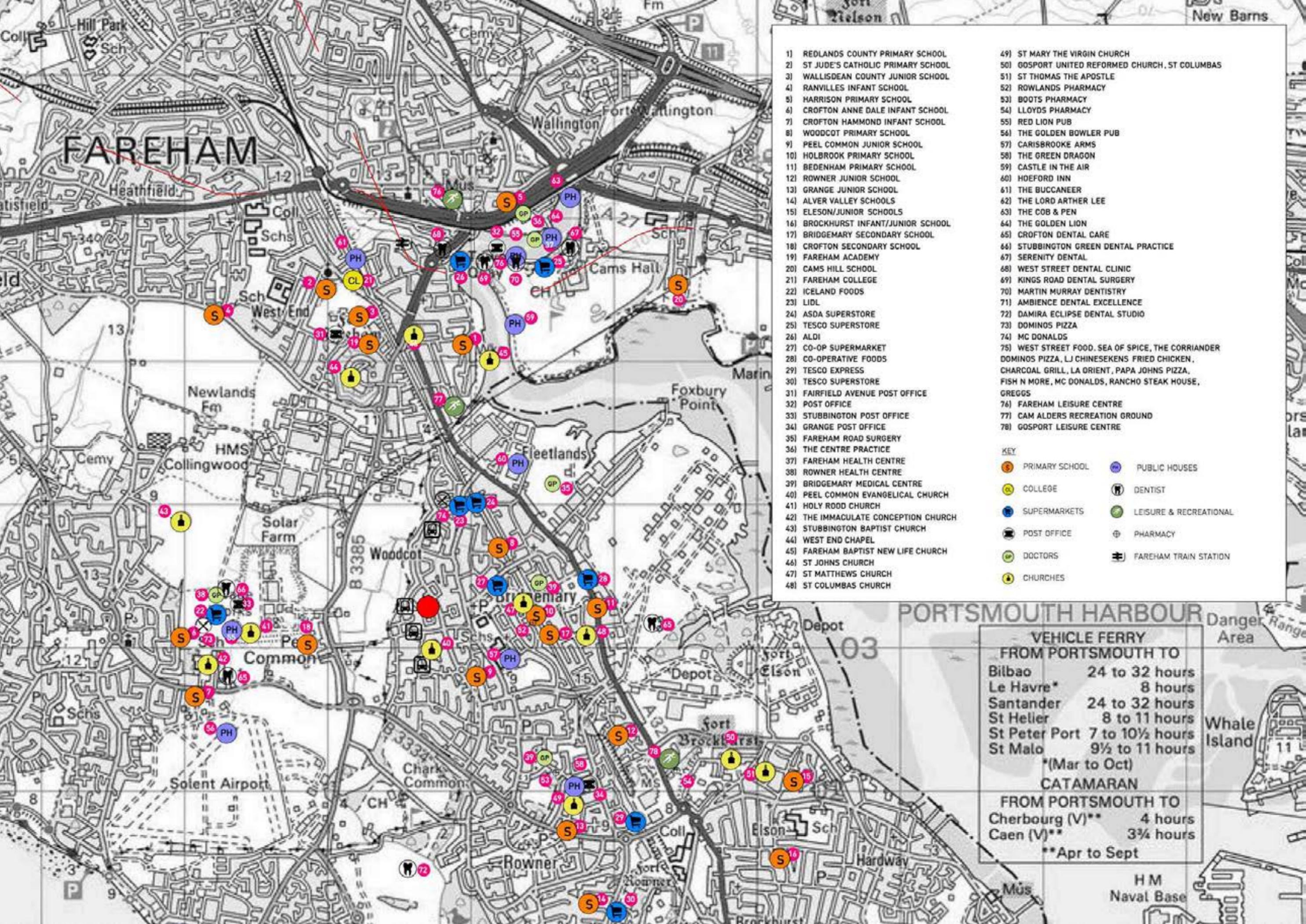
*“When thinking about new development the site’s land form should be taken into account. Natural features and local heritage resources can help give shape to a development and integrate it into the wider area, reinforce and sustain local distinctiveness, reduce its impact on nature and contribute to a sense of place. Views into and out of larger sites should also be carefully considered from the start of the design process.”*

(NPPG Planning Practice Guidance Design; Para. 007)

- 2.11 The treatment of the site’s boundary has been considered carefully to ensure the most appropriate transition into the rural landscape beyond. The approach taken is to provide a sufficient buffer of public open space combined with the existing and proposed vegetation to minimise visual and perceived impact, especially to the south of the site.

**Landscape and Visual Impact Assessment**

- 2.12 The site is comprised of several fields used for equestrian grazing and arable production.
- 2.13 The landform is relatively uniform, gradually sloping from c. +9m AOD on the northern edge to c.7m AOD on the southern edge.
- 2.14 On site there are several drainage ditches which generally follow the alignment of the existing hedgerows. These drainage ditches link back to the River Alver which enters the site at the north east and continues south, exiting south east of Woodcote Lane. An overgrown pond is located to the south of Hambrook Lodge.
- 2.15 The green infrastructure and open space strategy informs the location of a large area of public open space to be provided along Newgate Lane. With the development being mostly set back from the road, this reduces the potential visual impact and strengthens the strategic gap.
- 2.16 This links up with pockets of open space and equipped play spaces throughout the site. The development along the eastern edge is also set back with a landscape buffer to reduce the visual impact and mitigate the noise from the road.



- 1) REDLANDS COUNTY PRIMARY SCHOOL
- 2) ST JUDE'S CATHOLIC PRIMARY SCHOOL
- 3) WALLISDEAN COUNTY JUNIOR SCHOOL
- 4) RANVILLES INFANT SCHOOL
- 5) HARRISON PRIMARY SCHOOL
- 6) CROFTON ANNE DALE INFANT SCHOOL
- 7) CROFTON HAMMOND INFANT SCHOOL
- 8) WOODCOT PRIMARY SCHOOL
- 9) PEEL COMMON JUNIOR SCHOOL
- 10) HOLBROOK PRIMARY SCHOOL
- 11) BEDENHAM PRIMARY SCHOOL
- 12) ROWNER JUNIOR SCHOOL
- 13) GRANGE JUNIOR SCHOOL
- 14) ALVER VALLEY SCHOOLS
- 15) ELESON/JUNIOR SCHOOLS
- 16) BROCKHURST INFANT/JUNIOR SCHOOL
- 17) BRIDGEMARY SECONDARY SCHOOL
- 18) CROFTON SECONDARY SCHOOL
- 19) FAREHAM ACADEMY
- 20) CAMS HILL SCHOOL
- 21) FAREHAM COLLEGE
- 22) ICELAND FOODS
- 23) LIDL
- 24) ASDA SUPERSTORE
- 25) TESCO SUPERSTORE
- 26) ALDI
- 27) CO-OP SUPERMARKET
- 28) CO-OPERATIVE FOODS
- 29) TESCO EXPRESS
- 30) TESCO SUPERSTORE
- 31) FAIRFIELD AVENUE POST OFFICE
- 32) POST OFFICE
- 33) STUBBINGTON POST OFFICE
- 34) GRANGE POST OFFICE
- 35) FAREHAM ROAD SURGERY
- 36) THE CENTRE PRACTICE
- 37) FAREHAM HEALTH CENTRE
- 38) ROWNER HEALTH CENTRE
- 39) BRIDGEMARY MEDICAL CENTRE
- 40) PEEL COMMON EVANGELICAL CHURCH
- 41) HOLY RODD CHURCH
- 42) THE IMMACULATE CONCEPTION CHURCH
- 43) STUBBINGTON BAPTIST CHURCH
- 44) WEST END CHAPEL
- 45) FAREHAM BAPTIST NEW LIFE CHURCH
- 46) ST JOHNS CHURCH
- 47) ST MATTHEWS CHURCH
- 48) ST COLUMBAS CHURCH
- 49) ST MARY THE VIRGIN CHURCH
- 50) GOSPORT UNITED REFORMED CHURCH, ST COLUMBAS
- 51) ST THOMAS THE APOSTLE
- 52) ROWLANDS PHARMACY
- 53) BOOTS PHARMACY
- 54) LLOYDS PHARMACY
- 55) RED LION PUB
- 56) THE GOLDEN BOWLER PUB
- 57) CARISBROOKE ARMS
- 58) THE GREEN DRAGON
- 59) CASTLE IN THE AIR
- 60) HOEFORD INN
- 61) THE BUCCANEER
- 62) THE LORD ARTHUR LEE
- 63) THE COB & PEN
- 64) THE GOLDEN LION
- 65) CROFTON DENTAL CARE
- 66) STUBBINGTON GREEN DENTAL PRACTICE
- 67) SERENITY DENTAL
- 68) WEST STREET DENTAL CLINIC
- 69) KINGS ROAD DENTAL SURGERY
- 70) MARTIN MURRAY DENTISTRY
- 71) AMBIENCE DENTAL EXCELLENCE
- 72) DAMIRA ECLIPSE DENTAL STUDIO
- 73) DOMINOS PIZZA
- 74) MC DONALDS
- 75) WEST STREET FOOD, SEA OF SPICE, THE CORRIANDER DOMINOS PIZZA, LJ CHINESEKENS FRIED CHICKEN, CHARCOAL GRILL, LA ORIENT, PAPA JOHNS PIZZA, FISH N MORE, MC DONALDS, RANCHO STEAK HOUSE, GREGGS
- 76) FAREHAM LEISURE CENTRE
- 77) CAM ALDERS RECREATION GROUND
- 78) GOSPORT LEISURE CENTRE

- KEY**
- PRIMARY SCHOOL
  - PUBLIC HOUSES
  - COLLEGE
  - SUPERMARKETS
  - POST OFFICE
  - DOCTORS
  - CHURCHES
  - DENTIST
  - LEISURE & RECREATIONAL
  - PHARMACY
  - FAREHAM TRAIN STATION

VEHICLE FERRY	
FROM PORTSMOUTH TO	
Bilbao	24 to 32 hours
Le Havre*	8 hours
Santander	24 to 32 hours
St Helier	8 to 11 hours
St Peter Port	7 to 10½ hours
St Malo	9½ to 11 hours
*(Mar to Oct)	
CATAMARAN	
FROM PORTSMOUTH TO	
Cherbourg (V)**	4 hours
Caen (V)**	3¾ hours
**Apr to Sept	

**CONNECTIONS**

**Highways**

- 2.17 Situated between the cities of Southampton and Portsmouth, Fareham is a remarkably well-located and is a popular settlement.
- 2.18 The town is connected to the M27 and subsequent wider motorway network across the country. This enables travel time to London to be approximately two hours by car and a similar travel time by train from Fareham’s central station. Fareham is also well-connected to the south east region via a number of A-roads including the A27 that connects some of Britain’s southernmost settlements including Brighton.
- 2.19 The immediate site benefits from the newly opened relief road, Newgate Lane East, easing the traffic along Newgate Lane.

**Pedestrian**

- 2.20 The existing footpath along Newgate Lane provides an excellent pedestrian connection into Fareham. This footpath is present only on the side of the dwellings as it reaches the site. Filtered pedestrian routes along Woodcote Lane and Brookers Lane allows for convenient access to the neighbouring ward of F and associated services and facilities.

**Public Transport**

- 2.21 Regular bus services run along Newgate Lane East including the 21 and 21A services granting sustainable travel opportunities to Fareham town centre and the neighbouring village of Stubbington. These services have been transferred from old Newgate Lane.
- 2.22 Further detail on transport and movement issues is provided in the accompanying Transport Assessment.



**FACILITIES AND SERVICES**

- 2.23 Manual for Streets (paragraph 4.4.1) states that 'walkable neighbourhoods' are typically characterized by having a range of facilities within 10 minutes (up to 800m) walking distance of residential areas which residents may access comfortably on foot. It also states that walking offers the greatest potential to replace short car trips, particularly for journeys under 2km.

**HERITAGE**

- 2.24 A Heritage Assessment has been undertaken and accompanies this application.
- 2.25 No designated heritage assets are located within the site.
- 2.26 The Grade II listed Carriston Cottage is situated directly opposite Hambrook Lodge and 50m west of the site. According to the Heritage Assessment, this building would have likely been constructed in the 18<sup>th</sup> century and functioned as one single dwelling.
- 2.27 The report concludes that there is no evidence to suggest that historic activity was focused within the site itself nor would the any development result in harm to the significance of the Grade II Listed Carriston Cottage.
- 2.28 Further detail regarding the heritage and setting is provided in the accompanying Heritage Assessment.

**DRAINAGE & UTILITIES**

- 2.29 A Flood Risk Assessment and Drainage Strategy will be submitted as part of this application which demonstrates that residential development is appropriate in terms of fluvial risk and the NPPF.

## SURROUNDING CHARACTER ANALYSIS

### Immediate context

*'All development, buildings and spaces will be of a high quality of design and be safe and easily accessed by all members of the community. Proposals will need to demonstrate adherence to the principles of urban design and sustainability to help create quality places.'*

Fareham Borough Design Guidance Supplementary Planning Document (Excluding Welborne)

- 2.30 We have reviewed buildings of architectural merit both in the immediate area and neighbouring settlement of Bridgemary to consider how these may inform the design proposals at Newgate Lane.
- 2.31 The existing buildings in the immediate area are concentrated along Newgate Lane and Woodcote Lane. These are largely made up of two-storey detached and semi-detached properties with private off-road parking.
- 2.32 The character of these buildings varies greatly with a mixed material pallet consisting of stone aggregate render, red brickwork, buff brickwork and cream render.
- 2.33 Many of the semi-detached buildings appear to have hipped roofs to soften the appearance from the street and are often coupled with a central chimney. This typology of the semi-detached building also tends to create dual features as evident with the positioning of windows within the projecting gable frontage.
- 2.34 Most buildings feature plain casement UPVC windows, but some older properties instead feature sash windows. The fenestration detailing is an integral part of the design and the existing precedents should be reflected on during the design stage.



ASSESSMENT



## SURROUNDING EXISTING DEVELOPMENT

### Bridgemary

2.35 Bridgemary, the closest settlement east of the new relief road, is quite vast and presents a varied architectural style. The settlement is generally made up of one to two storey dwellings, with a good variety of building typologies that range from single detached units to four units in a terrace block.

2.36 Perhaps the most popular building typology is semi-detached with either an eaves fronted pitched or hipped roof.

2.37 The pockets of central green space and series of pedestrian routes creates a unique sense of place and a pleasant setting that should be drawn upon as a precedent in the design.

2.38 Porch canopies are used widely, incorporating a mix of sloped and flat canopies, which can also be used to enhance variety and define character in the new development.

A selection of architectural detailing and treatments are listed below:

- Red/buff brickwork;
- Brickwork/concrete cills;
- Hipped/gable ended roofs with grey clay pantiles;
- Double storey bay windows;
- Dormer windows;
- Chimneys; and
- Detached and integral garages.



ASSESSMENT



## DESIGN-RELEVANT PLANNING POLICY & GUIDANCE

2.39 Development proposals will be formulated having due regard to the policies that make up the Local Plan and supplementary guidance, together with relevant emerging local policies.

### National Planning Policy Framework

2.40 Government policy in the form of the National Planning Policy Framework (NPPF) 2019 sets out the Government's commitment to good design.

2.41 Specifically, 'Section 12: Achieving well-designed places' states:

***"The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process."***

***"Design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests. Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community."***

[para. 124& 128, NPPF 2019]

2.42 Section 12 also sets out a list of criteria that development proposals should meet:

- Will function well and add to the overall quality of the area;
- Are visually attractive;
- Are sympathetic to local character and history;
- Create a strong sense of place;
- Optimise the potential of the site;
- Create places that are safe, inclusive and accessible.

### National Planning Policy Guidance – Design (NPPG)

2.43 The NPPF is accompanied by the on-line web based resource the NPPG.

<http://planningguidance.planningportal.gov.uk>

This features more in depth advice on 'Design' and at paragraph 015 addresses the question 'What is a well designed place?'. It sets out that well designed places will:

- be functional;
- support mixed uses and tenures;
- include successful public spaces;
- be adaptable and resilient;
- have a distinctive character;
- be attractive; and
- encourage ease of movement.

2.44 These requirements underpin the design of the scheme and we demonstrate how within the Section 5: Summary below.

2.45 Paragraph 023 of the Design section of the NPPG sets out what should be considered during the planning decision-making process:

- Layout – the way in which buildings and spaces relate to each other;
- Form – the shape of the buildings;
- Scale – the size of the buildings;
- Detailing – the important smaller elements of buildings and spaces; and
- Materials – what the building is made from.

2.46 Section 4 of this document provides an account of the proposal in these terms to assist in with the LPA's response to this planning application.

**Local Planning Policy & Guidance**

2.47 The development proposals have been formulated having due regard to local design-relevant policy and guidance. The adopted Development Plan for Fareham Borough consists of three main documents:

- Local Plan Part 1: ‘Core Strategy’ (Adopted in August 2011);
- Local Plan Part 2: ‘Development Sites & Policies’ (DSP) (Adopted in June 2015); and
- Local Plan Part 3: The ‘Welborne Plan’ (Adopted in June 2015).

2.48 Core Strategy Plan Policy CS17: High Quality Design states that:

All development, buildings and spaces will be of a high quality of design and be safe and easily accessed by all members of the community. Proposals will need to demonstrate adherence to the principles of urban design and sustainability to help create quality places. In particular development will be designed to:

- respond positively to and be respectful of the key characteristics of the area, including heritage assets, landscape, scale, form, spaciousness and use of external materials;
- provide continuity of built form, a sense of enclosure with active frontages to the street and safety of the public realm;
- ensure permeable movement patterns and connections to local services, community facilities, jobs and shops;
- create a sense of identity and distinctiveness and one that is legible;

- enable and/or encourage a mix of uses and diversity in an area;
- ensure that the public realm has pedestrian priority, is safe, secure, functional and accessible, and is constructed of quality materials and well maintained;
- enable buildings to provide flexible accommodation, which can be adapted to suit all members of a community throughout their lifetime;
- provide green infrastructure, including landscaping, open spaces, greenways and trees within the public realm; and
- provide appropriate parking for intended uses taking account of the accessibility and context of a development and tackling climate change.

In addition, new housing will be required to:

- secure adequate internal and external space, dwelling mix, privacy, and sunlight and daylight to meet the requirements of future occupiers.

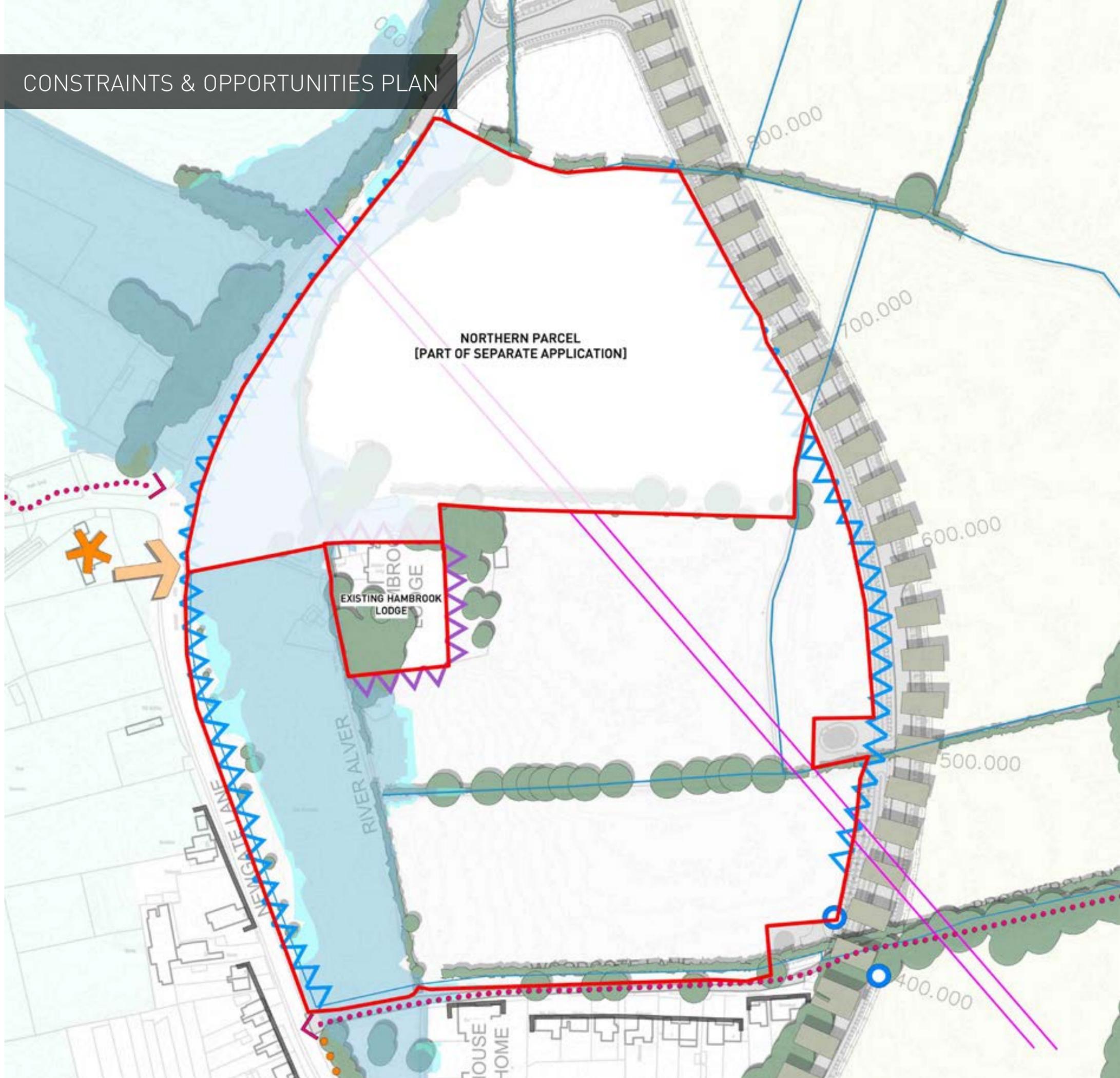
The aforementioned criteria have been taken into account during the formulation of these development proposals.

**Draft Local Plan**

Development proposals should take into account, not only the adopted policy, but should consider the councils emerging local plan. Although the local plan has been delayed by changes to the NPPF, it is worth noting the proposed HA2 allocation east of the newly constructed Newgate Lane relief road, adjacent this application site. It is proposed that this site will accommodate a development of up to 475 dwellings access off of the new relief road.

# CONSTRAINTS & OPPORTUNITIES PLAN

- APPLICATION BOUNDARY
- ➔ EXISTING ACCESS TO HAMBROOK LODGE (CROSSES BOTH NORTHERN AND SOUTHERN PARCE)
- FOOTPATH CONNECTIONS
- EXISTING PROW
- ▬ NEWGATE LANE EAST
- EXISTING VEGETATION
- ✳ LISTED BUILDING
- ✳ EXISTING SEWAGE WORKS
- EXISTING WATERCOURSE
- ⚡ VEHICULAR NOISE
- ⚡ SENSITIVE BOUNDARY
- ⌋ KEY EXISTING FRONTAGE
- EXISTING OVERHEAD CABLES
- EXISTING BUS STOP
- FLOOD ZONE 3
- FLOOD ZONE 2



**CONSTRAINTS AND OPPORTUNITIES**

2.49 Evaluation of the findings set out above has established a number of opportunities and constraints with the potential to influence the design of this scheme. These are outlined below and illustrated, where appropriate, on the Constraints and Opportunities plan shown opposite.

**CONSTRAINTS**

- PRESENCE OF OVERHEAD CABLES THAT WOULD REQUIRE GROUNDING TO ENABLE DEVELOPMENT;
- DEVELOPMENT MUST SEEK TO CREATE A SENSITIVE SETTING TO THE EXISTING HAMBROOK LODGE DWELLING;
- A NUMBER OF EXISTING WATERCOURSES ON SITE WILL REQUIRE CONSIDERATION;
- LAND BETWEEN NORTH/ SOUTH WATERCOURSE AND WESTERN BOUNDARY LOCATED WITHIN FLOOD ZONE 3;
- THE GRADE II LISTED COTTAGE OPPOSITE THE SITE MUST BE GIVEN A SUITABLE BUFFER TO ENSURE THE DEVELOPMENT DOES NOT RESULT IN HARM TO THE SIGNIFICANCE OF THE LISTED ASSET;
- POTENTIAL NOISE FROM THE NEWGATE EAST RELIEF ROAD;
- LACK OF PEDESTRIAN CROSSING POINTS ALONG NEWGATE LANE EAST; AND
- EXISTING BUILDINGS TO BE DEMOLISHED TO ALLOW FOR THE PROVISION OF SAFE PUBLIC OPEN SPACE.

**OPPORTUNITIES**

- OPPORTUNITY TO STRENGTHEN THE GREEN INFRASTRUCTURE ALONG NEWGATE ROAD AND OPEN TO PUBLIC USE;
- OPPORTUNITY TO LESSEN THE NOISE IMPACT OF THE NEWGATE LANE EAST WITH THE PROVISION OF A SUFFICIENT LANDSCAPE BUFFER;
- RETENTION AND ENHANCEMENT OF THE EXISTING HIGH-QUALITY VEGETATION ON SITE;
- OPPORTUNITY TO PROVIDE A PEDESTRIAN LINK AT WOODCOTE LANE TO ENABLE GREATER PERMEABILITY AND ACCESS TO SERVICES;
- OPPORTUNITY TO REFLECT THE HIGH-QUALITY ARCHITECTURE AND CHARACTER OF THE LOCAL AREA;
- OPPORTUNITY TO FRONT ONTO THE PUBLIC OPEN SPACE;
- PROVISION OF AFFORDABLE HOUSING; AND
- PROVISION OF PUBLIC OPEN SPACE, INCLUDING EQUIPPED PLAY SPACES.



No motor vehicles  
or cycles on  
main verge

4

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 2019)

- 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 2019)

- 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 2019)

- 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 2019)

- 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 2019)

- 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 users; 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 2019)

- 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

Welcome to our Public Exhibition  
New Homes for Land at Newgate Lane

**PLANNING CONTEXT**

**Worthington and Pegasus** are bringing forward proposals to deliver up to 200 new homes at Newgate Lane.

Fareham Borough Council published its Draft Local Plan 2016 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 Plot 1 (known as RA1) located to the east of Newgate Lane at Newgate Lane Road which would provide a natural extension to the proposed new community which will allow the Council to work up to an additional 200 homes.

The Council is committed to locating the delivery of new housing in areas which are identified in its Local Plan as being suitable for development. The Council must therefore balance the benefits of the scheme, including the provision of new housing, against the harm such as its impact on the strategic site, to coming to a decision.



[newgatelanepegasusgroup.co.uk](http://newgatelanepegasusgroup.co.uk)

**THE PROPOSAL**

**Worthington and Pegasus** 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 policies.
- 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 across Newgate Lane.
- Access to the bus stop and bus stop.

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 elevation drawings for 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.

[newgatelanepegasusgroup.co.uk](http://newgatelanepegasusgroup.co.uk)

**DESIGN**

The layout of the scheme pays close regard to its heritage and landscape setting. The size of houses, the width of the site which face to the street, the form that houses will be built, the form of development to provide visual and physical separation to existing dwellings on Newgate Lane.

The outline application will be supported by a detailed plan to guide the delivery and layout of the finished development. This will be a plan to guide the delivery of the finished development. This will be a plan to guide the delivery of the finished development.

[newgatelanepegasusgroup.co.uk](http://newgatelanepegasusgroup.co.uk)

**HIGHWAYS**

Vehicle access to the site is proposed to be provided to the site from the junction of Newgate Lane and Newgate Lane Road. The site is accessed from the junction of Newgate Lane and Newgate Lane Road.

Pedestrian and cycle access will be provided to the site from the junction of Newgate Lane and Newgate Lane Road. The site is accessed from the junction of Newgate Lane and Newgate Lane Road.

[newgatelanepegasusgroup.co.uk](http://newgatelanepegasusgroup.co.uk)

**COMMUNITY BENEFITS**

**LOCAL COMMUNITY**  
The applicant will be required to pay the Community Infrastructure Levy (CIL) on the proposed new dwellings at a rate of £200 per square metre. The levy is paid to Fareham Borough Council and may be used for a range of infrastructure projects to benefit the local area including road safety schemes, health care, community centres and leisure facilities.

**OPEN SPACE**  
The proposal includes a LEAP (Local Employment Area Plan) which is designed to provide the opportunity for children up to 15 years in the western part of the site. There will be a range of amenity open spaces suitable for recreation and walking which will be designed to encourage biodiversity. These open spaces will be publicly accessible to all.

**WALKING AND CYCLING ROUTES**  
The site also has good access to the urban local facilities including the Newgate Lane Community Park.

**THE LOCAL ECONOMY**  
The construction of the scheme will generate jobs for local people. The site will be used to support the provision of local business premises.

[newgatelanepegasusgroup.co.uk](http://newgatelanepegasusgroup.co.uk)

**THE ENVIRONMENT**

**AVIATION**  
The application site is located within Flight Zone 1, the area of local air traffic.

**ECOLOGICAL**  
The planning application will be accompanied by a number of reports to determine the value of the site to different local species including water, water vole and tree and ensure that any impacts are properly mitigated.

**WATER**  
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 in place from development where possible.

[newgatelanepegasusgroup.co.uk](http://newgatelanepegasusgroup.co.uk)

**WHAT HAPPENS NEXT?**

**Worthington and Pegasus** 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.

[newgatelanepegasusgroup.co.uk](mailto:newgatelanepegasusgroup.co.uk)  
[www.newgatelanepegasusgroup.co.uk](http://www.newgatelanepegasusgroup.co.uk)  
A planning application will be submitted soon.

[newgatelanepegasusgroup.co.uk](http://newgatelanepegasusgroup.co.uk)

# 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 22<sup>nd</sup> May 2018.

### Formal Pre-application consultation

4.2 Following the submission of a formal pre-application request, meetings were held with the Council on 23<sup>rd</sup> April 2018. 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 22<sup>nd</sup> 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.

# CONCEPT DIAGRAM



Diagram above has evolved fully considering the wider influences of adjacent land uses and future development proposals. Permeability and connectivity to surrounding zones are delivered positively whilst considering all relevant constraints and opportunities.

**DESIGN EVOLUTION**

- 4.4 The evolving framework plan was tabled at the pre-application meeting on the 23<sup>rd</sup> April 2018. Following the meeting, the layout was developed and an indicative layout displayed on the consultation leaflets. The layout has taken into account the established design principles, influenced by the advice of the project team, and evolved through the comments of the consultation with Fareham Council.
- 4.5 Since the consultation process, it was decided to bring the site forward as two separate applications. Although the site is split into northern and southern parcels the principles of the design remain the same in order to promote a cohesive scheme between the two.
- 4.6 In line with National and Local Government Guidance and Policy, considerable importance has been placed on achieving a high standard of design across the site. The application of urban design objectives will ensure a high-quality layout is achieved whilst the identification of the constraints and opportunities will ensure that the proposals are sensitively assimilated on the site and into the surrounding landscape and urban fabric. Successful urban design is dependent upon achieving an appropriate relationship between community needs, development principles, development form and a positive response to local conditions.
- 4.7 In depth analysis from all disciplines was key to identifying the key design principles from an early stage. The Masterplan has evolved through consultation with the project team and the public, and the response from the multiple meetings with Fareham Borough Council. Key amendments include:
  - Realignment of the southern most vehicular access point to ensure the lights from vehicles using the junction do not impact on the existing dwellings along Newgate Lane;
  - Larger buffer distance given to properties along Woodcote Lane;

- Strengthening of the existing vegetation along Woodcote Lane to reduce the perceived visual impact from existing dwellings;
  - The point at which the proposed southernmost pedestrian connection links into the Woodcote Lane has been altered to minimise the break in the existing vegetation; and
  - A more detailed explanation document, setting out the comments received together with responses by the applicant are set out within the Statement of Community Involvement (SCI) which accompanies this application.
- 4.8 Following on from the first outline application for the northern parcel, comments have been received on the design and form of the proposed Illustrative Masterplan. The applicant has aimed to work with the urban design officer and the council to evolve the Illustrative Masterplan. An adapted set of design principles have been incorporated into both the northern and southern parcels, in order to reduce the formality of the block structure and create more of a village feel to the cohesive development.
- 4.9 Throughout the design process care has been taken to ensure proposals fit within the current site constraints. Updated flood map data has since indicated that the western portion of the site is now located within Flood Zone 3. As such, the proposals have been updated to remove proposed development from the western edge and extend the open green space corridor for use by new and existing local residents.

**HA2 ALLOCATION**

- 4.10 The land to the east of the site between the Newgate Lane relief road and Bridgemary is included as an allocated site within the Council’s Draft Local Plan. The land, known as HA2, is proposed to accommodate the development of up to 475 dwellings.
- 4.11 The design has evolved with close regard to the delivery of the HA2 scheme, with a view to ensuring cohesion between the new developments to promote sustainable settlements. Permeability and connectivity to surrounding zones are delivered positively whilst considering all relevant constraints and opportunities, albeit the layout for HA2 is not known at this time.
- 4.12 The Transport Statement and Planning Statement submitted with the application explore this issue in more detail.





## 05: DESIGN PROPOSALS

# INDICATIVE PUBLIC OPEN SPACE PLAN

-  APPLICATION BOUNDARY - SOUTH
-  PARKS AND AMENITY OPEN SPACE TO MEET POLICY CS21 - 1.27HA
-  LOCAL EQUIPPED AREA FOR PLAY (LEAP)  
- MINIMUM 0.04HA (400sq.m)  
- 20M BUFFER TO HABITABLE DWELLINGS
-  ADDITIONAL OPEN GREEN SPACE



# 05 DESIGN PROPOSALS

## USE & AMOUNT OF DEVELOPMENT

(The Town and Country Planning (Development Management Procedure) (England) Order 2015 states that “amount” means (a) the number of proposed units for residential use).

### Residential – up to 115 dwellings (Class C3)

- 5.1 The development achieves an average net density of 35 dwellings per hectare (dph). This density will allow for variation in density across the development including higher density towards the existing urban areas and lower density towards the rural edge. Overall the density represents efficient use of the site whilst at the same being appropriate to the local area. This will help assimilate the development into the surrounding areas of Fareham.
- 5.2 The density will also allow for a range of dwelling sizes and tenures to cater for varying household sizes. This range will also allow for variety within the proposed streetscape.
- 5.3 Details of the precise tenure arrangements will be submitted at Reserved Matters Stage through consultation with the Planning Authority. An element of affordable housing will also be provided within the development, the quantum is informed by the Local Plan Policy CS18 specifying that open market housing schemes will be expected to deliver 40% affordable housing provision on site. The policy goes on to specify that proposals will be required to provide a mixture of dwelling types, sizes and tenures reflecting the identified housing needs of the local population. Further details of the affordable housing provisions will be defined by the contents of the Section 106 Agreement.
- 5.4 An element of affordable housing will be provided within the development in a series of clusters. These will include affordable rented, shared ownership and low cost/reduced cost market housing. Details of the precise tenure arrangements will be submitted at Reserved Matters Stage through consultation with the Planning Authority and will be informed by the affordable housing requirements.

### Public Open Space and Green Infrastructure

- 5.5 The quantity of open space proposed will cater for the recreational needs of the existing and new community at Fareham and to meet the requirements of Local Policy CS21 which highlights that, where existing provision is insufficient, public open space is provided as follows:
  - Parks and Amenity Open Space 1.5 ha/1,000 population;
  - Outdoor Sport – 1.2 ha/1,000 population;
  - Children’s Play Equipment – 14 pieces of equipment per 1,000 1-12 year olds;
  - Youth Facilities – 1 youth facility/MUGA per settlement area; and
  - It is intended that there will be a LEAP on site as shown on the Illustrative Masterplan.

# ILLUSTRATIVE FRAMEWORK MASTERPLAN

-  APPLICATION BOUNDARY
- LAND USE:**
-  RESIDENTIAL PARCELS
-  PRIMARY FRONTAGE
-  SECONDARY FRONTAGE
-  PUBLIC OPEN SPACE
- ACCESS AND CONNECTIONS:**
-  PROPOSED ACCESS
-  RETAINED EXISTING ACCESS TO HAMBROOK LODGE
-  PRIMARY SPINE ROAD
-  SECONDARY ROAD
-  TERTIARY ROAD
-  FOOTPATH CONNECTIONS
-  FOOTPATHS KEY NODE
- GREEN AND BLUE INFRASTRUCTURE:**
-  EXISTING VEGETATION
-  PROPOSED VEGETATION
-  PROPOSED LEAP (400SQM WITH 20M OFFSET)
-  DRAINAGE CHANNELS
-  INDICATIVE ATTENUATION
- OTHER:**
-  PROPOSED PUMPING STATION (MIN 12M X 8M WITH 15M OFFSET)



**ILLUSTRATIVE LAYOUT**

***“Designs should ensure that new and existing buildings relate well to each other, that streets are connected, and spaces complement one another. This could involve following existing building lines, creating new links between existing streets or providing new public spaces.”***

(Design section of NPPG; para. 024)

- 5.6 The proposed layout comprises an arrangement of irregularly formed perimeter blocks that present a consistent frontage to the public realm. This approach to the blocks and frontage, allows rear gardens to be sealed off, thereby protecting private amenity space for residents. Adopting this strategy will also allow the proposed development to protect the private amenity space of the existing Hambrook Lodge. This structure helps to define the public realm, encourages vitality and encloses streets that feel safe and are richer in visual interest.
- 5.7 Following the comments received on the first outline application for the northern parcel, the general frontage and block structure has been relaxed in order to promote a more organic, irregular form, which is more sympathetic to the surrounding rural character.
- 5.8 The previously proposed crescent and squares were considered to present a formal character synonymous with an urban or civic space and didn't represent the local character. These have been removed along with the tree lined avenue and instead the irregular organic block structure allows for incidental pockets of landscaping.

- 5.9 As this is an edge of the settlement location, some streets could incorporate a more open aspect with facades set further back, revealing front gardens of greater depth particularly along Woodcote Lane to give greater distance between the existing and proposed dwellings. In locations where gable ends of houses adjoin the street, additional windows may be incorporated into these elevations to add interest and increase natural surveillance of the public realm.
- 5.10 Development plots are defined by a range of boundary treatments including walls, bollards, railings and hedging (depending upon their location), in order to further define public and private spaces and to enhance the sense of local distinctiveness.
- 5.11 Key frontages such as those following the main route through the development will be particularly prominent and critical to the appearance of the development. A particular focus has been the massing and architectural style of these buildings, so that they contribute positively to the quality and character of the new development.
- 5.12 The use of landmark buildings, vistas, edges and nodes will enhance the legibility of this development. The accompanying plan illustrates how these elements have been employed to this end. Landmark buildings may incorporate variations in materials, colour, frontage treatment and architectural styles and their status does not necessarily dictate the need for increased height.

**PROPOSED ACCESS**

- 5.13 There are two proposed vehicular access points into the site at Newgate Lane, and one independent pedestrian connection at Woodcote Lane which allows the residents to easily access the new bus stop at Newgate Lane East and walk to the nearby facilities in Bridgemary.
- 5.14 Permeability and external connections will be further added to with footpath connections linking this southern site with the proposed northern parcel.
- 5.15 The through traffic of Newgate Lane has been removed following the opening of the new relief road and the speed of this road will be reduced from 40mph to 30mph.
- 5.16 Further details regarding the proposed access arrangements can be found the Transport Assessment.

# ROAD HIERARCHY PLAN

- APPLICATION BOUNDARY
- ➔ PROPOSED ACCESS
- ➔ EXISTING ACCESS TO HAMBROOK LODGE
- ▬ PRIMARY ROAD
- ▬ SECONDARY ROAD
- ▬ TERTIARY ROAD
- ▬ HAMBROOK LODGE DRIVE (CROSSES BOTH NORTHERN AND SOUTHERN PARCELS)
- ↔ PEDESTRIAN FOOTPATH CONNECTIONS
- EXISTING FOOTWAYS
- EXISTING PROW



**INDICATIVE ACCESS AND MOVEMENT PLAN**

*“Planning should promote safe, connected and efficient streets.”*

(Design section of NPPG; para. 008)

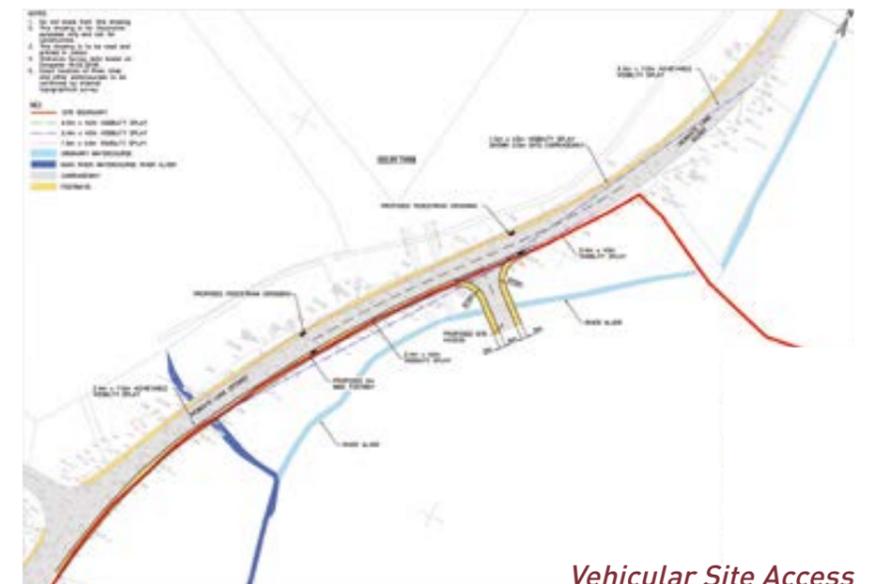
- 5.17 The proposals have been influenced by “Manual for Streets 1 & 2” which encourages designers to move away from standardised prescriptive measures and adopt a more innovative approach in order to create high quality places for all users.
- 5.18 Streets should be designed as key aspects of the public space. The nature and form of the streets will vary according to their connectivity. The adjacent movement hierarchy plan shows the proposed structure for movement within the development. The importance of each of the street types in terms of its movement and place function varies within the hierarchy. Streets are defined by the building layout, so that buildings rather than roads dominate.
- 5.19 The key aspects to consider are:
  - Scale and setting of the street within the overall movement hierarchy;
  - Movement network should be designed to be pedestrian and cyclist friendly to maximise sustainable forms of transport. This relates both to the overall street hierarchy down to design and detail;
  - Parking strategies depending upon the site location, density and housing typology;
  - Engineering requirements including SUDS and drainage;
  - Materials and details (with emphasis on materials which support a public realm approach).
- 5.20 The street hierarchy follows the below structure;
  - i. Primary Road;
  - ii. Secondary Road;
  - iii. Tertiary Roads and Private drives;
  - iv. Cycle routes and Key Pedestrian Links.

5.21 Similarly, to the reduction in formality of the built form, the road network has been relaxed to create a more informal approach. The general road hierarchy remains in order to distinguish between the varying character areas, but the alignment of routes is more undulating rather than linear. The tree lined avenue approach has been lost in place of a more informal and incidental planting strategy.

**Footpaths and Cycleway**

- 5.22 The location of the site close to the established community, within reach of the town centre and close to public transport nodes, are positive attributes that have been exploited through the provision of new pedestrian/cycle connections where site boundaries and the alignment of existing public rights of way allow. As well as linking into the existing PRow (71b) proposals highlight good pedestrian connectivity within the site with several active corridors connecting key parts of the site.
- 5.23 New pedestrian connections will allow new & existing residents to easily use the proposed green space and will create permeability between the southern site and the proposed northern parcels, along with the existing surroundings.
- 5.24 Following feedback on the northern application and to create a more permeable layout, additional footpaths have been integrated, to further connect the northern and southern parcels. This will help to link and integrate the cohesive scheme into the surrounding POS and onto Peel Common.

- 5.25 The following measures to provide good accessibility by foot and cycle are proposed:
  - Movement framework designed to connect with existing public rights of way;
  - The extension of pedestrian/cycle-friendly links through the site;
  - Internal road layout design to ensure low traffic speeds;
  - Particular attention to be paid to surface quality to enhance the pedestrian experience; and
  - Facility to provide appropriate signage and crossing points of roads through the development, to include dropped kerbs, tactile paving and guardrails as appropriate.



*Vehicular Site Access*

# BUILDING HEIGHTS PARAMETER PLAN

-  APPLICATION BOUNDARY
-  GENERALLY 1-2 STOREY WITH SOME 2.5 STOREY AT KEY LOCATIONS
-  GENERALLY 2-3 STOREY
-  GENERALLY 2-2.5 STOREY WITH SOME 3 STOREY AT KEY LOCATIONS



**PARKING**

- 5.26 Although only an Illustrative Layout is shown, the proposed parking provision will be provided in accordance with Fareham Borough Council’s Residential Car & Cycle Parking Standards Supplementary Planning Document. This will be subject to a reserved matters application in due course.
- 5.27 In accordance with the Manual for Streets, parking strategies should follow the below criteria:
  - Allocated parking on-plot, generally located to the side of dwellings within parking bays or garages set just back from the building line to allow ease of access to rear gardens and reduce the prominence of cars within the streetscape;
  - Unallocated visitor parking, some of which is discretely provided on-street and in small groups not exceeding 5 spaces.

**SCALE**

***“The size of individual buildings and their elements should be carefully considered, as their design will affect the: overshadowing and overlooking of others; local character; skylines; and vistas and views. The scale of building elements should be both attractive and functional when viewed and used from neighbouring streets, gardens and parks.”***

(Design section of NPPG; para. 026)

- 5.28 The proposed dwellings vary in scale across the site, this is in order to respond to the surrounding context and proposed character areas. Generally, proposed dwellings will be two storey with occasional dwellings of one, two and a half and three storeys proposed certain locations.
- 5.29 In devising the layout, care has been taken to keep the density low around the southern and western sections of the site.

- 5.30 Away from the edges of the built development, higher densities are proposed without the potential impact on the semi-rural character of the surrounding dwellings at Newgate Lane and Woodcote Lane. This strategy allows for a more efficient use of the site.
- 5.31 By virtue of their varying plan depths and associated ridge heights, the overall heights of the proposed buildings will be varied, which in itself will add variety and interest to the development.
- 5.32 The heights plan overleaf demonstrates how the Illustrative Masterplan responds to the existing residential area by limiting storey heights in the more sensitive areas of the site, protecting the visual impact from Newgate Lane and Woodcote Lane. There are also locations where it is desirable from a townscape and eligibility perspective to raise the height of a frontage where it encloses a key street or square.
- 5.33 As development along the eastern edge has a greater backdrop, it is proposed that the building heights on this edge will be higher. This is in line with a generally accepted urban design strategy.
- 5.34 This increased height along with the proposed acoustic fence, will help to mitigate the noise impact from the Newgate Lane east relief road.

# CHARACTER AREA PLAN

- APPLICATION BOUNDARY
- CA1 - OPEN SPACE & GREEN CORRIDOR
- CA2 - PRIMARY ROUTE
- CA3 - EASTERN EDGE
- CA4 - SOUTHERN FRINGE



## APPEARANCE AND CHARACTER

*“Local building forms and details contribute to the distinctive qualities of a place. These can be successfully interpreted in new development without necessarily restricting the scope of the designer. Standard solutions rarely create a distinctive identity or make best use of a particular site. The use of local materials, building methods and details can be an important factor in enhancing local distinctiveness when used in evolutionary local design, and can also be used in more contemporary design.”*

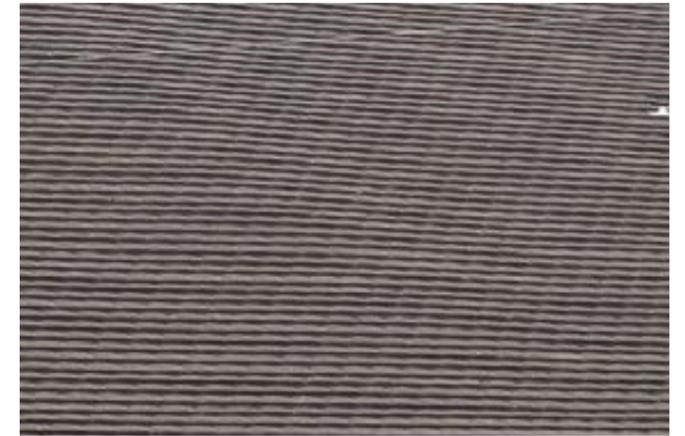
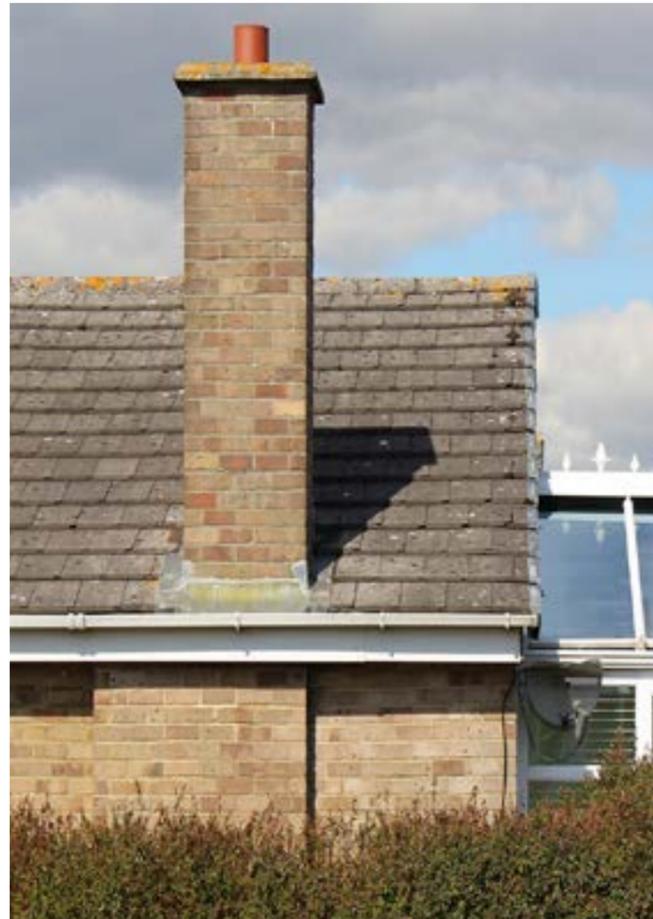
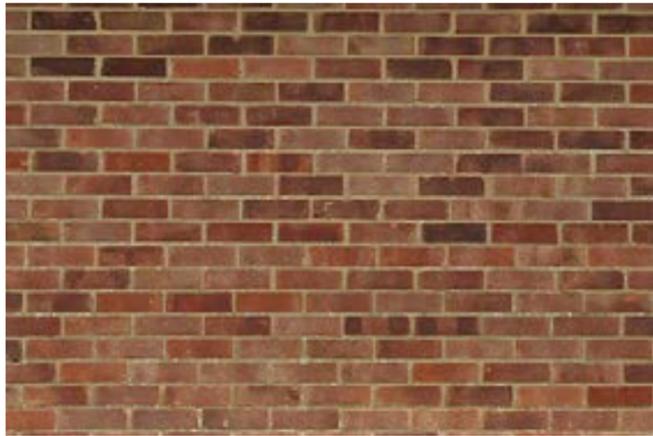
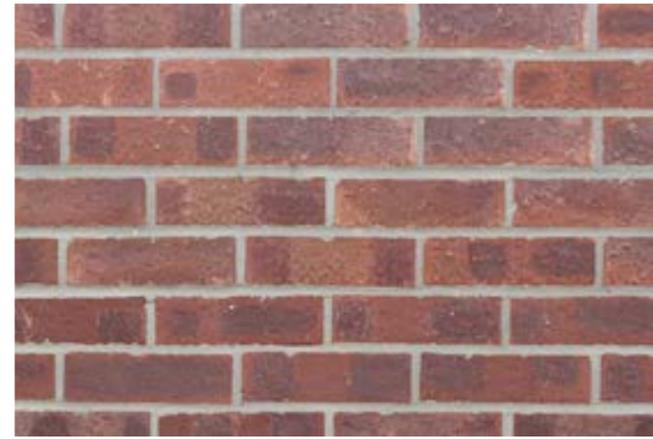
[Design section of NPPG; para. 007]

- 5.35 Character areas have been defined within the development that will create add to the diversity of the scheme and further assist it to integrate with its context. The proposed character areas for the development are as follows:

<p><b>CA1: Open Space &amp; Green Corridor</b></p>	<p><b>CA2: Primary route</b></p>	<p><b>CA3: Eastern Edge</b></p>	<p><b>CA4: Southern Fringe</b></p>
<p>5.36 The Open Space &amp; Green Corridor character area consists of dwellings located along the central pedestrian route lined with existing vegetation and the large open area along Newgate Lane.</p> <p>5.37 The built form within this character area will create a looser development pattern, and will draw upon the existing vegetation features to inform the design with the intention of creating a more landscape dominated streetscene.</p> <p>5.38 Dwellings should be arranged to front onto open spaces and the green corridor link and should feature larger front gardens where the scheme permits.</p>	<p>5.39 The built form in this area should create a denser development pattern with less breaks in elevational streetscene.</p> <p>5.40 Dwellings can be set back from the road to allow space for landscape features and parking where suitable. In some locations the building heights may be greater to emphasize a key space or to create an enclosure. The private front amenity areas within this character area are clearly defined from the public areas through the use of low level boundary hedges.</p> <p>5.41 The use of rear parking courts should be avoided in this character area, thus all parking provision will be located to the side and front of the associated dwelling.</p>	<p>5.42 It’s important to define the eastern edge as a singular character area due to its presence and visual impact from Newgate Lane East relief road.</p> <p>5.43 Generally, buildings will be 2-3 storey and will act as a buffer, along with the proposed acoustic barrier, to protect the development from noise generated from the relief road.</p> <p>5.44 The development pattern is likely to be dense and will feature, semidetached, terrace and apartment buildings.</p>	<p>5.45 The Core character area consists of dwellings both on the periphery and centre of the site that are not served by the primary route.</p> <p>5.46 The built form may vary in size but generally should be plotted in pairs or groups of dwellings which follow an inconsistent building line with recesses and protrusions, generating a rhythm through the street scene.</p> <p>5.47 The southern fringe character area is important to highlight due to the existing houses to the south. Development here will be sensitive to these existing dwellings and will utilise a landscaped edge in order to reduce potential impact.</p>

### Summary Note

- 5.48 Each character area will contain its own individual design elements which aid in making it distinct from other areas. It will vary according to built form, changes in height, setbacks, landscape treatments, architectural detailing, colour and use of materials. The boundaries between character areas are not prescriptive and will naturally evolve as the detailed design progresses.



**ARCHITECTURAL DETAILS AND MATERIALS PALETTE**

- 5.49 Currently, Fareham Borough Council does not provide any detailed guidance concerning Urban Design to support the CS15-17 policies. However, the authority advocates the use of the guidance listed below when designing new places.
- Urban design compendium;
  - By design – urban design in the planning system: towards better practice;
  - By design – better places to live;
  - The councillor’s guide to urban design;
  - Building for life: delivering great places to live;
  - Manual for streets;
  - Hampshire companion document to manual for streets;
  - Landscape checklist for new development;
  - Biodiversity by design;
  - Design and access statements: how to write, read and use them;
  - Safer places – the planning system and crime prevention;
  - Planning and access for disabled people: a good practice guide.

**Building Materials**

- 5.50 The analysis of the surrounding area revealed that the primary facing material is red and buff brick. There is also presence of cream render and stonework on the historic Grade II Listed buildings. All materials should be suitable for purpose and of high quality.

**Roofs and Chimneys**

- 5.51 Roof pitch should conform to the pitch of existing nearby buildings, including hipped and pitched roofs. Dormer windows and dropped dormers are present in the surrounding context and may be suitable for buildings of 2.5-3 storey, if this height was to be pursued.
- 5.52 Flat roofs are not appropriate and should be avoided wherever possible. Grey and terracotta tiles should be used to match the surrounding context, but plastic tiles should not be avoided.
- 5.53 Brickwork chimneys should always be in keeping with the character and style of the immediate surroundings.

**Architectural Details**

- 5.54 Generally, red and buff brick facing is to be encouraged.
- 5.55 The suggested approach to window styles is to incorporate standard casement with the use of bays both on the ground floor and two storey to reflect those found in the locality. Stone cills and window headers should be used to contrast the primary facing material.
- 5.56 Porch canopies are widely used in the surrounding locality and can be used to create variety and interest in the development. Styles could incorporate a mix of pitched, sloped and flat canopies depending on the character area.

## Landscape Strategy

- 5.57 Landscape design is a key component for creating a successful development. The green spaces are an integral part of the place and create a strong landscape structure across the site. The existing green infrastructure has been a driving factor in the creation of new routes and spaces within the Masterplan and the landscape helps to further define the public and private space.
- 5.58 The landscaping has been paid particular attention where it will play the important role of softening the transition between the existing landscaping and built development. As well as protecting the amenity of existing residents and providing defensible planting to Newgate Lane East.
- 5.59 The following components of the landscape strategy have been incorporated into the initial design of the proposed development:
- The east-west hedgerow with large class A trees has been retained and kept within the public realm from at least one side. This will not only permit access for maintenance to the vegetation and watercourse but also provides biodiversity in the public realm and becomes a key placemaking feature;
  - Structural planting along the eastern boundary to the soften the visual impact from Newgate Lane East and provide the residents with a noise buffer to the newly opened road;
  - The creation of open space along Newgate Lane provides the new and existing residents with a space to use, walk and enjoy for their pleasure. A once private space becomes open for public use;
  - Incorporation of private garden space and street scene with capacity to hold a number of street and garden trees which will contribute to the green infrastructure framework across the site, reflecting the character of Fareham;
  - The proposed LEAP provides an equipped play space, as per policy specification, for children of the new and existing development to use. The space has been designed to benefit from natural surveillance and will be incorporated into the pedestrian network across the open space along Newgate Lane. Its position at the site entrance will strengthen the visual appeal of the open green space at the site access; and
  - Following on from comments on the northern phase application, a slight change in the approach to landscaping has been adopted. Along with the built form and road hierarchy, the landscaping strategy has been relaxed. This is in order to reduce the formality of the development, and to create more of a village feel, that is more encompassing of the surrounding rural context. An example of this, is the structured planting along the spine road, this has been replaced with incidental and irregular 'pocket' landscape spaces.

## SUSTAINABLE DESIGN

*“The structure, layout and design of places can help reduce their resource requirements in terms of energy demands, water and land take, and help to sustain natural ecosystems. Having a mix of uses and facilities within a neighbourhood can reduce travel demand and energy demands.”*

(Design section of NPPG; para. 013)

- 5.60 The presumption in favour of sustainable development is at the heart of the planning system as set out in the National Planning Policy Framework (NPPF) and Local Plans.
- 5.61 Resolution 42/187 of the United Nations General Assembly defines sustainable development as “meeting the needs of the present without compromising the ability of future generations to meet their own needs” (WCED Report “Our Common Future” (1987)) and is captured in paragraph 7 of the NPPF at Section 2: Achieving Sustainable Development.
- 5.62 To achieve sustainable development paragraph 8 of the NPPF states that the planning system has three overarching objectives:
- An economic objective – to build a strong, responsive and competitive economy;
  - A social objective – to support strong, vibrant and healthy communities;
  - An environmental objective – protecting and enhancing the natural, built and historic environment;
- 5.63 The presumption in favour of sustainable development is described in greater detail at paragraph 11 of the NPPF (2019).

**Adaptability**

5.64 The development should be flexible enough to respond to future changes in use, lifestyle and demography. This means creating flexibility in the use of property, public spaces and service infrastructure and introducing new approaches to transportation, traffic management and parking. The development should therefore be flexible in order to accommodate future changes of use and circumstances through evolving social, technological and economic conditions.

**Sustainable Building Techniques**

5.65 Where appropriate, sustainable building construction techniques will be used in line with current building regulations. Sustainable construction measures typically comprise a combination of the following:

- Improved energy efficiency through siting, design and orientation;
- Water conservation measures;
- Considering fabric efficiency in the design of buildings;
- Use of building materials capable of being recycled; and
- An element of construction waste reduction or recycling.

**Crime Prevention**

***“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 users, and where crime and fear of crime, do not undermine the quality of life or community cohesion and resilience.”***

(Para. 127 subsection F, NPPF 2019)

5.66 The design proposals are based on an understanding of best practice guidance and reference has been made to the relevant documents including “Safer Places: the Planning System” and “Manual for Streets, ACPO ‘New Homes 2014’ guidance.

5.67 When designing new developments, these should create areas that are attractive and contain clearly defined public and private areas that relate well with one another and create no ambiguity. In addition, the development should enable residents to take pride in their surroundings without the fear of crime, which in turn will create a sense of shared ownership and responsibility.

5.68 Landscape design is essential in achieving an environment that creates a sense of place and community safety. In this context, landscape design encompasses the planning, design and management of external, public spaces. Well-planned public lighting increases the opportunity for surveillance at night and will be integrated into future reserved matters applications.

5.69 Natural surveillance may be established through the careful positioning of doors and windows to overlook streets. Pedestrian routes and public open spaces will generate activity throughout the day, thereby enhancing the perception of a safer public realm and discouraging criminal activity by increasing the risk of detection.

5.70 The following points inform the design proposals:

- Buildings generally orientated back to back to ensure rear gardens are prone to access by unwelcome individuals;
- Open spaces, and in particular children’s play space, are positioned in view of surrounding buildings;
- All routes are necessary and serve a specific function or destination;
- Lower category roads serve smaller groups of dwellings but with a different character to express a semi-private realm;
- Semi-private clusters of courtyard parking serving a limited number of dwellings to encourage ownership by residents;
- The ownerships and responsibilities for external spaces will be clearly distinguished with ease of access for maintenance and management; and
- Architectural details which promote natural surveillance are to be designed into dwellings, not only through window positioning, but also through the use of bay windows in key locations to give a broader outlook.







# 06 SUMMARY

*“Achieving good design is about creating places, buildings, or spaces that work well for everyone, look good, last well, and will adapt to the needs of future generations.”*

*“Good design responds in a practical and creative way to both the function and identity of a place. It puts land, water, drainage, energy, community, economic, infrastructure and other such resources to the best possible use – over the long as well as the short term.”*

(Design section of NPPG; para.001)

- 6.1 The application that this statement supports proposes the residential development of Land at Newgate Lane, Fareham.
- 6.2 The application is in outline form, so the layout provided at this stage is indicative. Nevertheless, the research undertaken has identified the key constraints and opportunities to comfortably deliver the proposals. The layout demonstrates that the site can comfortably accommodate up to 115 dwellings, a suitable amount of publicly accessible open space, play space, appropriate landscaping and allowance for required drainage features.

**Functionality** – the scheme at has been designed to serve the needs of its users and will be legible, safe and comfortable to use.

**Use & tenure** – the scheme will provide a mix of uses and tenures designed in accordance with local Policy and sufficient to make it economically and socially successful in a location that allows ease of access to services and facilities.

**Lively public space** – the streets and open spaces within the site have been designed to foster activity through careful consideration of positioning, alignment, integration with building openings/entrances and detailing.

**A place that is adaptable & resilient** – the proposed buildings have been positioned and orientated to afford natural surveillance to public spaces, whilst their internal layouts will allow for the changing needs of its users.

**Spaces with character** – from the pattern of streets and blocks, through to the elevation and detailing of buildings and their landscape setting, the proposal has been informed by function, history and the character of Fareham.

**Attractive spaces** – The streetscapes, landscapes, buildings and other elements will contribute to the attractiveness of the new development as expressed through colour, texture, shape and pattern, and will guide the views that have been carefully aligned to frame key buildings and landscape features.

**Ease of movement** – the scheme has been designed so that it will feel safe and be well connected, readily understood and easily navigated by all users, irrespective of mobility or mode of transport.

- 6.3 The proposal is soundly based upon the principles of high quality design and best practice and will be characterised by varied townscape that possesses its own identity, yet is sensitive to context.
- 6.4 This Design and Access Statement has undertaken a thorough analysis of the various aspects of site and context, given full consideration to design-relevant policy and guidance, and has presented a comprehensive account of the proposal in terms of the criteria identified within those policy and guidance documents.



*Wider allocation plan*

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DESIGN



ENVIRONMENT



PLANNING



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