

From: [Chambers, Jean](#)
To: [Kate Holden](#)
Subject: FW: Fareham Borough Council - Consultation: Land at Newgate Lane (North)
Date: 04 February 2019 15:41:21

Dear Ms Holden

Urban Design officer comments herewith.

Jean Chambers
Principal Planner (Development Management)
Fareham Borough Council
01329 824355



From: Lyster, Dominic
Sent: 01 February 2019 16:34
To: Chambers, Jean <JChambers@Fareham.Gov.UK>
Subject: RE: Fareham Borough Council - Consultation: Land at Newgate Lane (North)

P/18/1118/OA
Land At Newgate Lane (North) Fareham
Outline Planning Permission for the demolition of existing buildings and development of up to 75 dwellings, open space, vehicular access point from Newgate Lane and associated and ancillary infrastructure, with all matters except access to be reserved.

Urban Design

The following assessment relates to urban design only and is not prejudice to the consideration of the principle of development in this countryside location and issues relating to the 5 year housing land supply.

Setting aside the principle of development in the countryside and 5 year housing land supply, there are two key policy areas relating to design that need to be satisfied:

- Core Strategy Policy (CS14) that seeks to protect the landscape character and the setting of settlements outside of the built-up areas.
- Core Strategy Policy (CS17) seeks high quality design and specifically that development responds positively to and be respectful of the key characteristics of an area including landscape, scale, form, and spaciousness.

Policy requirements set out in the National Planning Policy Framework, concerning 'Achieving Well-Designed Places' (Ch 12) should also be taken into account.

This application forms the northern parcel of land that is being promoted for development. The principles and justification for the development are set out in the submitted Design and Access Statement. The application includes parameter

plans relating to density and building heights, which are for consideration at this outline stage.

Landscape character and the setting of settlements

The site comprises flat arable farmland bounded by hedgerows and occasional mature trees. The river Alver / connecting field drainage runs north south near to the western boundary, with an area of pasture towards Newgate Lane also included. It sits within a predominantly rural, open landscape character which affords long views across the site from Newgate Lane and Newgate Lane East. To the south and west is the countryside settlement of Peel Common, which comprises a linear ribbon development of essentially two storey houses of variable age and form. The Council's Landscape Character Assessment (2017) identifies the site as predominantly 'Open Coastal Plain: Strong Structure' type and within the Woodcot-Alver valley landscape character area (sub area 08.1a).

The LCA identifies the area as being of moderate to high sensitivity to change, depending on the viewer (car or pedestrian) and their location. It concludes that the generally open nature of the landscape means that it is difficult to integrate development without it being highly visible and potentially affecting the rural undeveloped character across a wide area, as well as eroding the physical, visual and perceived gap between settlements.

On the basis of the identified inherent open character of this site and its contribution to the sense of identity and landscape setting of the settlement of Peel Common, it reasonably follows that development of the level identified, will have an unacceptable negative impact upon the integrity of the existing open, predominantly rural agricultural character.

If, on balance, some development is considered necessary, it is suggested that, from a landscape perspective, this may be possible if limited to largely contextual frontage development to (old) Newgate Lane, subject to any ecological constraints and additional framework of new vegetation and GI generally. This approach would reflect the general character of Peel Common and potentially help create a more robust village core and sense of place and identity. This development however would be almost exclusively within the southern parcel, rather than the current site proposal.

Quality Design - Overall development structure (outline)

The submitted Design and Access Statement sets out the approach and general principles of the proposed development. It identifies a basic structure of small scale perimeter blocks comprising a mix of housing types within a density range of 32-40dph and between 2 and 3 stories in height. The built form edge is shown to have a variable mix and depth of green infrastructure containing public open space, a play area ecological enhancement, footpath network and a new pumping station.

Setting aside the issue of development extent identified under landscape above, the use of perimeter block forms and associated frontage development is a recognised approach in urban design terms for sizeable urban extensions.

However, I find that the density ranges and likely resultant intensity and compactness of built form will not sit comfortably with the context of the Peel Common settlement. There will be little openness behind the strong frontages, particularly with minimal 10m deep gardens, with the only views along streets. This suggests a much more suburban / urban feel rather than a looser, open rural organic form that would be more sympathetic.

I find that the illustrative masterplan indicates a street form that is too formal and suburban, suggesting a tree lined principal avenue, and secondary roads using standardised street widths and footways. The crescent shaped space heightens this sense of formality and, at 50m wide, is a very significant and dominant space. It is unclear whether this is a hard urban space to be used for parking or as a sitting space or both. I find this to be an inappropriate 'feature'.

The organisation of density and building height places as shown on the higher levels at the outer edge adjacent to Newgate Lane East. As a matter of principle, the growth of settlements over time tend to have a more compact and intense core that diffuses and becomes more open towards the periphery, which contrasts with the proposal.

The current arrangement will exacerbate the impact upon the openness of the landscape, making the settlement much more visible. For example, I note that the DAS shows this outer area (area CA3) will include 3 storey apartment blocks.

An area of open space, attenuation pond, drainage channels and footpath connections are shown to the south west. Whilst this is a worthy feature in its own right and helps to create biodiversity and potential ecological gain, it has the effect of segregating and isolating the development from the Peel Common settlement, such that it appears unrelated and therefore as a distinct development in the open countryside, fracturing the sense of containment and identity that is Peel Common.

Quality Design - Detailed Matters

Acoustic fencing is identified along the eastern boundary of the site adjacent to Newgate Lane east. This extends the unsightly feature along a considerable length of the new road and further curtails any sense of openness that reflects the existing landscape character. This is likely on the southern parcel and to the northern boundary as well. As a result, there will be little or no inter-visibility across the wider landscape and occupants will feel enclosed. The buildings should not be used to present a 'shield' to development beyond. Such buildings can require mechanical ventilation and minimal sized windows that further impacts on the visible quality of the development.

The proposed LEAP is at the edge of the site adjacent to Newgate Lane East. Whilst overlooked, it does not form the heart or focus of a new community and is far from existing residents.

The illustrative masterplan suggests minimal and standardised set-backs for development frontage. This limits considerably the ability to plant and soften the streetscape and provide variation and interest.

Dominic Lyster
Urban Designer
Fareham Borough Council
01329 824371



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