

From: [Chambers, Jean](#)
To: [Kate Holden](#)
Subject: FW: P/18/1118/OA - Land at Newgate Lane (north)
Date: 15 March 2019 13:37:07
Attachments: [image001.jpg](#)
[image002.jpg](#)
[image003.jpg](#)
[image004.jpg](#)

FYI

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



From: Lyster, Dominic
Sent: 15 March 2019 13:15
To: Chambers, Jean <JChambers@Fareham.Gov.UK>
Subject: RE: P/18/1118/OA - Land at Newgate Lane (north)

Jean,

Further to discussions, I am not convinced that this sketch and accompanying explanatory annotations changes the scheme proposal fundamentally.

It seeks to alter the approach from a formal structure to a lesser one in terms of the perimeter block edge treatment and potentially the horizontal alignment of the carriageways and any associated landscaping. However, the approach has not altered from the principals set out by the applicant previously in support of the application ie:

- The same basic block layout with minimal front gardens (see annotation1)
- The urban character, density and form hierarchy, whereby the applicant considers that this should be highest adjacent to Newgate Lane East (see annotation 1 and 5)
- Largely separating this development from the Peel Common settlement (see annotation 4)

The development therefore will still be largely read as a compact development set within a highly visible location and largely unrelated to the existing Settlement.

I note the option to move the playground but also that a more suitable location is shown in 'phase 2'. I note also that 'phase 2', at least the western third, is potentially better related to Peel Common.

It should be noted that the applicants approach and supporting assessments is based on assumptions about other surrounding development coming forward. There is no certainty to this and will be subject to local plan inquiry. It seems to me that the judgement should be made based on the current plan situation if the application is to be determined in the very short term.

Happy to discuss further.

Dominic Lyster
Urban Designer
Fareham Borough Council
01329 824371



From: Kate Holden <Kate.Holden@pegasusgroup.co.uk>
Sent: 11 March 2019 09:51
To: Lyster, Dominic <dlyster@fareham.gov.uk>
Cc: Chambers, Jean <JChambers@Fareham.Gov.UK>
Subject: P/18/1118/OA - Land at Newgate Lane (north)

Dominic,

Following our recent conversation, please find attached some sketches which respond to your comments principally about the formality of the proposed layout. We would welcome any further comments on this; perhaps we can schedule a call later in the week?

From a procedural point of view, I suggest that should you be satisfied with the sketch provided, we then formally re-submit the Illustrative Masterplan on this basis so supersede the original for the purposes of the planning application.

Regards,

Kate.

Kate Holden
Associate Planner

Pegasus Group

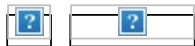
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