

## The Planning Inspectorate

### COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable. This can be found in the notification letter sent by the local planning authority or the start date letter. Comments submitted after the deadline may be considered invalid and returned to sender.

**Appeal Reference: APP/A1720/W/20/3252185**

#### DETAILS OF THE CASE

Appeal Reference APP/A1720/W/20/3252185

Appeal By BARGATE HOMES LIMITED

Site Address  
Land at Newgate Lane, South  
Fareham  
PO14 1AZ  
Grid Ref Easting: 457118  
Grid Ref Northing: 103103

#### SENDER DETAILS

Name MRS ALISON ROAST

Address  
8 Blackbird Way  
LEE-ON-THE-SOLENT  
PO13 8HJ

Company/Group/Organisation Name Lee Residents Association

#### ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- ☐ Appellant
- ☐ Agent
- ☒ Interested Party / Person
- ☐ Land Owner
- ☐ Rule 6 (6)

What kind of representation are you making?

- ☐ Final Comments
- ☐ Proof of Evidence
- ☐ Statement
- ☐ Statement of Common Ground
- ☒ Interested Party/Person Correspondence

☐ Other

## COMMENT DOCUMENTS

The documents listed below were uploaded with this form:

**Relates to Section:** REPRESENTATION

**Document Description:** Your comments on the appeal.

**File name:** Appeal 3252185 Bargate Homes Newgate Lane.docx

PLEASE ENSURE THAT A COPY OF THIS SHEET IS ENCLOSED WHEN POSTING THE ABOVE DOCUMENTS TO US

Dear Ms Bell

**LEE RESIDENTS' ASSOCIATION (LRA) OBJECTION - Planning Appeal Addendums to:**

**Appeal by Bargate Homes Ltd APP/A1720/W/20/3252185 / FBC ref P/19/0460/OA) Land at Newgate Lane (South), Fareham PO14 1AZ** - Outline Planning Permission for the demolition of existing buildings and development of up to 115 dwellings, open space, vehicular access point from Newgate Lane and associated and ancillary infrastructure, with all matters except access to be reserved.

**Objection By:** The Lee Residents Association (LRA) on behalf of the residents of Lee-on-the-Solent. This objection is in addition and amplification of the LRA emailed objection of 21 May 2018 and emailed objection of 23 October 2019, both objections detailing all the Local Plan policies that both of these applications disregard.

This amplification document is for the benefit of the Planning Inspector and should also be considered as the basis of a verbal deputation if it is not possible to voice it in a public forum due to the Covid 19 pandemic. It is important for the Planning Inspector that, together with the detail raised in the original objections (identified above), locality issues, assessed housing supply and the potential long-term impacts on the Gosport Peninsula must be considered alongside the impacts that these applications would engender. Adding to this there are other similar applications, all to be built in the same Strategic Gap; one example is FBC's own HA2 proposed housing development plan incorporated in the current draft Local Plan 2036. These other build proposals will further compound all the issues raised in this objection.

**REASONS:** The LRA strongly objected to this planning proposal and the contravention of both Fareham's own Local Plans and Gosport Borough (GBC) Local Plans as detailed in the LRA objections identified above. The impact of the development on all those living on or working in the Gosport Peninsula to the south of the development area and the new residents themselves would be to:

- Physically and visually remove the vital Strategic and Settlement Gap between Fareham, Gosport, Lee-on-the-Solent and Stubbington
- Undo the improvement of the newly opened Newgate Lane relief road and reintroduce significant congestion on this route
- Damage the local economy of all businesses to the south of the development including the Solent Enterprise Zone
- Significantly reduce the quality of life of all residents to the south of the development and restrict their ability to reach main health, economic, social and educational services as well important centers of employment that are north of this development
- Severely restrict access to the main travel modes of the that lie beyond the peninsula – the UK's major Air, Rail, Motorway and Highway routes
- Would subjugate all having to pass through the Lower Quay Air Quality management area to increased levels of pollution and for all those commuting regularly, causing unavoidable regular and dangerous exposure
- Place significant and unwarranted social, educational and health demands on Gosport Borough Council without including any extra provision for these essential services

All these disadvantages will also apply equally to all the residents of these proposed new developments

**Community Impact Grounds and Local Planning.** Any development in the Strategic and Settlement Gap between Fareham, Gosport, Lee-on-the-Solent and Stubbington does not qualify as 'good growth' as defined in the National Planning Policy Framework (NPPF). It represents a significant departure from the





NPPF requirement that low-density development on greenfield sites should not take place where there are opportunities for higher density development on brownfield sites. This dichotomy is starkly illustrated as these developments would be serviced by the adjoining GBC services, who have very little room for further expansion with an extraordinary urban density already at 72% built, while Fareham's urban density is only 38% built on. It will also undermine recent and currently being constructed strategic transport routes for the Gosport, Lee-on-the-Solent and Stubbington domiciliary. The improved routes that have been designed to relieve present traffic demands and the requirements of the growing Solent Enterprise Zone would be severely impacted, nullifying any of the benefit of the newly constructed road, Newgate Lane. These road improvements, long overdue to relieve infamous traffic congestion, have not been designed to support any additional growth, particularly large greenfield developments such as in these proposals.

The recent Highways Authority letter dated 5 June 2020 has indicated their reasons for refusal:

- Unacceptable site access design which is inadequate to accommodate the development safely and not in accordance to NPPF and FBC CS5.
- Unacceptable impact on the junction of old Newgate Lane/Newgate Lane East; contrary to NPPF in that significant movements generated could not be accommodated on the transport network. The proposals will severely impede access onto Gosport Peninsula that will be detrimental to the specific needs of Gosport's economic performance.

Fareham's own Planning Officers report for their draft Local Plan 2036 addressing the 5 year Housing supply analysis the **Strategic Housing and Employment Land Availability Assessment (SHELAA)** of December 2019. This recent Local Plan document emphasises the significant impact that sites either, speculative or planned in the SHELAA will have on the demise of the existing Strategic Gap. Fareham's further intention to create a Strategic Growth Area alongside the Stubbington By-Pass is also in the same Strategic Gap. If all the planned or speculative sites listed in Fareham's SHELAA are developed then the defined settlement gaps between Fareham, Gosport and Stubbington will be lost, the huge increase in traffic will strangle access on and off the peninsula and raise pollution levels to severely dangerous levels for all, not just the young or the respiratory disadvantaged.

**Cooperation with other local authorities.** It is an NPPF requirement that any development that impacts on a neighbour authority should have "**been previously agreed**" and joint working should be "**effective and ongoing with informed by agreements with other authorities**" on all cross-border matters. Neither of these developments have achieved any of the above requirements with either GBC as the neighbouring authority nor the Partnership for South Hampshire (PFSH).

FBC, as part of PFSH, entered into an agreement to retain Gaps between settlements to maintain separate identity of individual settlements, creating important open space thus avoiding urban sprawl. The PFSH authorities have agreed a joint policy framework which underpins the designation of Settlement gaps/Strategic gaps in South Hampshire. FBC draft Local Plan points 4.38, 4.39 and 4.40 all refer to the Strategic Gap between Stubbington/Fareham/Lee on Solent/Fareham, Bridgemary and Peel Common. It supports the case how critical it is to prevent "the Physical Coalescence" of the surrounding area.

It is genuinely hoped that the Planning Inspectorate will realise that the LRA represents over 1500 residents who will all be affected if these proposals are implemented to add to all those that have objected individually. This is not just a case of losing green space, Gosport is the largest UK town without a rail link. The peninsula's traffic congestion is notorious, thus any development on Fareham's southern border will negate recent road improvements such that the majority of residents will be subjected, once again, to long traffic queues along highly polluted routes. Not forgetting the commensurate reduction in their 'Quality of Life.'

## Lee Residents Association Planning

