

FAREHAM BOROUGH COUNCIL

Town and Country Planning Act 1990 – Section 78

**Town and Country Planning Appeals (Determination by Inspectors) (Inquiries Procedure) (England)
Rules 2000**

**REVISED APPENDICES TO PROOF OF EVIDENCE PURSUANT TO THE
STATEMENT OF COMMON GROUND ON TRANSPORT**

Of

Ms Jane Parker BA (Hons), MA, MRTPI

On behalf of the Local Planning Authority

CO-JOINED INQUIRY

**Outline application with all matters reserved (except for access) 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**

**LAND AT NEWGATE LANE NORTH, FAREHAM
Appeal by Fareham Land LP**

Planning Inspectorate Reference: APP/A1720/W/20/3252180

Fareham Borough Council Reference: P/18/1118/OA

AND

**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.**

**LAND AT NEWGATE LANE SOUTH, FAREHAM
Appeal by Bargate Homes Ltd**

Planning Inspectorate Reference: APP/A1720/W/20/3252185

Fareham Borough Council Reference Ref: P/19/0460/OA

UPDATED DISTANCE V GUIDANCE WITH 2KM WALKING DISTANCE

This document replaces Appendix 2, 3 and 4 of Ms Parker's Proof of Evidence and has been updated pursuant to the Statement of Common Ground on Transport

Appendix 2

Newgate Lane North

(as a Standalone Development)

Facilities within 2km of the north site in accordance with the agreed distances in the Statement of Common Ground on Transport (SoCGT).

Facility/ Amenity	Walking Distance (km)	FBC Accessibility Background Paper	CIHT 2015 Planning for Walking	CIHT 2000 Guidance Providing for journeys on foot		
				<i>Desirable Walking Distance</i>	<i>Acceptable Walking Distance</i>	<i>Preferred Maximum Walking Distance</i>
Facilities in Bridgemaury to the east of the Appeal Site North						
Holbrook Primary School	1.6	1200m	800m	School 500m	School 1000m	School 2000m
Peel Common Primary School (Infant/ Junior)	1.27	1200m	800m	School 500m	School 1000m	School 2000m
Bridgemaury Secondary School	1.87	1600m	800m	School 500m	School 1000m	School 2000m
Woodcot Primary School	1.6	1200m	800m	School 500m	School 1000m	School 2000m
Bridgemaury Medical Centre	1.9	1200m	800m	Elsewhere 400m	Elsewhere 800m	Elsewhere 1200m
Carisbrooke Road Local Centre (Peels Chippy, McColls Convenience Store, The Lime Tree Indian Takeaway)	1.8	1600m	800m	Elsewhere 400m	Elsewhere 800m	Elsewhere 1200m
Peel Common Church	0.6	800m	800m	Elsewhere 400m	Elsewhere 800m	Elsewhere 1200m
Brookers Field Recreation Ground	0.84	800m	800m	Elsewhere 400m	Elsewhere 800m	Elsewhere 1200m
Carisbrooke Arms Public House	1.6	800m	800m	Elsewhere 400m	Elsewhere 800m	Elsewhere 1200m
Rowlands Pharmacy	1.84	1200m	800m	Elsewhere 400m	Elsewhere 800m	Elsewhere 1200m
St Matthews Church	1.6	800m	800m	Elsewhere 400m	Elsewhere 800m	Elsewhere 1200m
Spar (Tukes Avenue)	1.53	1600m	800m	Elsewhere 400m	Elsewhere 800m	Elsewhere 1200m

Facilities to the north of the appeal site on Newgate Lane East						
*Speedsfield Retail Park (Asda/Lidl/Mcdonalds)	1.2	800m	800m	Elsewhere 400m	Elsewhere 800m	Elsewhere 1200m
NEW FACILITIES AGREED IN THE SOCGT NOT PREVIOUSLY ASSESSED						
HMS Collingwood (north of Appeal Sites)	1.1 - 1.8	1600m	800m	Commuting 500m	Commuting 1000m	Commuting 2000m
Hoi's Takeaway (East in Bridgemary)	1.9	800m	800m	Elsewhere 400m	Elsewhere 800m	Elsewhere 1200m
Lee-on-the-Solent Golf Club (south of Appeal Site)	1.7	800m	800m	Elsewhere 400m	Elsewhere 800m	Elsewhere 1200m
Hampshire Aeroplane Club (south west of the Appeal Site)	1.9	800m	800m	Elsewhere 400m	Elsewhere 800m	Elsewhere 1200m

Bus Stops	Walking Distance (km)	FBC Accessibility Background Paper	CIHT 2015 Planning for Walking	Buses in Urban Areas CIHT (2018)
Newgate Lane East Bus Stop	0.6 (Bus stop located to the north)	400m	400m	300m
NEW BUS STOP AGREED IN THE SOCGT NOT PREVIOUSLY ASSESSED				
Tukes Lane Bus Stop (Bridgemary)	1.35	400m	400m	300m

Key to table	
	Within recommended walking distance
	Not within recommended walking distance

Appendix 3

Newgate Lane South (as a Standalone Development)

Facilities within 2km of the south site in accordance with the agreed distances in the Statement of Common Ground on Transport (SoCGT).

				CIHT 2000 Providing for journeys on foot		
Facility/ Amenity	Walking Distance (km)	FBC Accessibility Background Paper	CIHT 2015 Planning for Walking	<i>Desirable Walking Distance</i>	<i>Acceptable Walking Distance</i>	<i>Preferred Maximum Walking Distance</i>
Facilities in Bridgemarky to the east of the Appeal Site South						
Holbrook Primary School	1.16	1200m	800m	School 500m	School 1000m	School 2000m
Peel Common Primary School (Infant/ Junior)	0.78	1200m	800m	School 500m	School 1000m	School 2000m
Bridgemarky Secondary School	1.3	1600m	800m	School 500m	School 1000m	School 2000m
Woodcot Primary School	1.5	800m	800m	School 500m	School 1000m	School 2000m
Crofton Secondary School	1.97 to school building (1.8 to gates)	1600m	800m	School 500m	School 1000m	School 2000m
Bridgemarky Medical Centre	1.4	1200m	800m	Elsewhere 400m	Elsewhere 800m	Elsewhere 1200m)
Carisbrooke Road Local Centre (Peels Chippy, McColls Convenience Store, The Lime Tree Indian Takeaway)	1.2	1600m	800m	Elsewhere 400m	Elsewhere 800m	Elsewhere 1200m
Bridgemarky Co-operative Store	1.93	1600m	800m	Elsewhere 400m	Elsewhere 800m	Elsewhere 1200m
Peel Common Church	0.4	800m	800m	Elsewhere 400m	Elsewhere 800m	Elsewhere 1200m
Brookers Field Recreation Ground	0.35	800m	800m	Elsewhere 400m	Elsewhere 800m	Elsewhere 1200m
Carisbrooke Arms Public	1.1	800m	800m	Elsewhere 400m	Elsewhere 800m	Elsewhere 1200m

House						
Rowlands Pharmacy	1.35	1200m	800m	Elsewhere 400m	Elsewhere 800m	Elsewhere 1200m
St Matthews Church	1.12	800m	800m	Elsewhere 400m	Elsewhere 800m	Elsewhere 1200m
Spar (Tukes Avenue)	1.04	1600m	800m	Elsewhere 400m	Elsewhere 800m	Elsewhere 1200m
Facilities to the north of the appeal site on Newgate Lane East						
Speedsfield Retail Park (Asda/Lidl/McDonalds)	1.6	800m	800m	Elsewhere 400m	Elsewhere 800m	Elsewhere 1200m
NEW FACILITIES AGREED IN THE SOCGT NOT PREVIOUSLY ASSESSED						
HMS Collingwood (north of the appeal site)	1.5 – 2.2	1600m	800m	Commuting 500m	Commuting 1000m	Commuting 2000m
CEMAST (south of the appeal site)	1.9	1600m	800m	School 500m	School 1000m	School 2000m
Hoi's Takeaway (to the east in Bridgemary)	1.35	800m	800m	Elsewhere 400m	Elsewhere 800m	Elsewhere 1200m
Lee-on-the-Solent Golf Club (south of the appeal site)	1.5	800m	800m	Elsewhere 400m	Elsewhere 800m	Elsewhere 1200m
Hampshire Aeroplane Club (south west of the appeal site)	1.7	800m	800m	Elsewhere 400m	Elsewhere 800m	Elsewhere 1200m
Bridgemary Methodist Church (east in Bridgemary)	1.7	800m	800m	Elsewhere 400m	Elsewhere 800m	Elsewhere 1200m

Bus Stops	Walking Distance (km)	FBC Accessibility Background Paper	CIHT 2015 Planning for Walking	Buses in Urban Areas CIHT (2018)
Newgate Lane East Bus Stop	0.26 (Bus stop located to the north)	400m	400m	300m
NEW BUS STOP AGREED IN THE SOCGT NOT PREVIOUSLY ASSESSED				
Tukes Lane Bus Stop (Bridgemary)	0.83	400m	400m	300m

Key to table	
	Within recommended walking distance
	Not within recommended walking distance

Appendix 4

Newgate Lane Co-Linked Sites

(With a North to South Pedestrian/Cycleway link to Woodcote Lane)

In the event that both sites proceed and a north-south pedestrian /cycleway can be secured to link the north and south sites, the walking and cycling distance to certain facilities and services within 2km of the site would be reduced when compared to the sites as standalone developments as agreed in the Statement of Common Ground on Transport (SoCGT). The table below includes only those facilities and services where the walking distance would be reduced. In respect of all other facilities and services there will be no change as indicated in the SOCGT.

North Site with Pedestrian Cycleway Link to Woodcote Lane measured from the centre of the north site

				CIHT 2000 Providing for journeys on foot		
Facility/ Amenity	Walking Distance (km)	FBC Accessibility Background Paper	CIHT 2015 Planning for Walking	<i>Desirable Walking Distance</i>	<i>Acceptable Walking Distance</i>	<i>Preferred Maximum Walking Distance</i>
Holbrook Primary School	1.25	1200m	800m	School 500m	School 1000m	School 2000m
Peel Common Primary School (Infant/Junior)	1.0	1200m	800m	School 500m	School 1000m	School 2000m
Bridgemary Secondary School	1.5	1600m	800m	School 500m	School 1000m	School 2000m
Woodcot Primary School	1.6	1200m	800m	School 500m	School 1000m	School 2000m
Bridgemary Medical Centre	1.5	1200m	800m	Elsewhere 400m	Elsewhere 800m	Elsewhere 1200m
Carisbrooke Road Local Centre (Peels Chippy, McColls Convenience Store, The Lime Tree Indian Takeaway)	1.4	1600m	800m	Elsewhere 400m	Elsewhere 800m	Elsewhere 1200m

Peel Common Church	0.55	800m	800m	Elsewhere 400m	Elsewhere 800m	Elsewhere 1200m
Brookers Field Recreation Ground	0.5	800m	800m	Elsewhere 400m	Elsewhere 800m	Elsewhere 1200m
Carisbrooke Arms Public House	1.3	800m	800m	Elsewhere 400m	Elsewhere 800m	Elsewhere 1200m
Rowlands Pharmacy	1.5	1200m	800m	Elsewhere 400m	Elsewhere 800m	Elsewhere 1200m
St Matthews Church	1.4	800m	800m	Elsewhere 400m	Elsewhere 800m	Elsewhere 1200m
Spar (Tukes Avenue)	1.2	1600m	800m	Elsewhere 400m	Elsewhere 800m	Elsewhere 1200m
NEW FACILITIES AGREED IN THE SOCGT NOT PREVIOUSLY ASSESSED						
Hoi's Takeaway Bridgemaury	1.5	800m	800m	Elsewhere 400m	Elsewhere 800m	Elsewhere 1200m

Bus Stops	Walking Distance (km)	FBC Accessibility Background Paper	CIHT Planning Walking 2015 for	Buses in Urban Areas CIHT (2018)
Newgate Lane East Bus Stop	0.4 (Bus stop located to the south)	400m	400m	300m
Tukes Lane Bus Stop	0.96	400m	400m	300m

South Site with Pedestrian Cycleway link to the North site measured from the centre of the south site

				CIHT 2000 Providing for journeys on foot		
Facility/ Amenity	Walking Distance (km)	FBC Accessibility Background Paper	CIHT 2015 Planning for Walking	Desirable Walking Distance	Acceptable Walking Distance	Preferred Maximum Walking Distance
NEW ASSESSMENT CONSEQUENTIAL TO THE SOCGT						
Speedsfield Retail Park (Asda/Lidl/ McDonalds)	1.3	800m	800m	Elsewhere 400m)	Elsewhere 800m	Elsewhere 1200m
HMS Collingwood	1.35 - 2.0	1600m	800m	Commuting 500m	Commuting 1000m	Commuting 2000m

Key to tables	
	Within recommended walking distance
	Not recommended walking distance