

**Observations to be read out on behalf of the Fareham Society at the Fareham Homes and Bargate Homes appeals
APP/A/1720/W/20/3252180 and 3252185 – Newgate Lane, Fareham**

I will not detain you long as the Fareham Society submitted a very full statement outlining its objection to these appeals by letter of 5th July 2020 which I know you will be taking into account.

The point of making a brief statement now is not to reiterate all of our case but to highlight some key concerns and to have regard to the evidence I have heard to date.

Key amongst our concerns is the adverse impact on the F/B Strategic Gap. You will see from our letter the longstanding role that Strategic Gaps have played in maintaining open undeveloped land between built up areas so as to prevent neighbouring urban forms merging into one another. We outline the importance of the part of the gap in which the appeal sites lie and that this has been recognised in various Reviews and Assessments and endorsed by a Local Plan Inspector. The Inspector correctly considered that the construction of Newgate Lane East would not compromise the role of the Strategic Gap.

The developments of the scale and location proposed would, by significantly reducing the degree of openness, be detrimental to the important function that the Gap performs.

They would also, being poorly related to Peel Common and separated by a large margin from Bridgemary, appear a most incongruous forms of development and thereby of detriment to the character and appearance of the area. This is a consideration on which we attach substantial weight.

The location of the site substantially distant from Bridgemary also means that the site would be poorly located in terms of accessibility to the closest major built up area. With the sole pedestrian link to Bridgemary being Brookers Lane there is not the degree of permeability necessary to ensure a sustainable and well-integrated development. And having walked through to Bridgemary via Brookers Lane it is clear to me that this would not be a pleasant path to walk on, especially in hours of darkness. Although we did not raise the point initially I also, from my knowledge of the area, endorse the observations of the Council's witness on the unattractiveness of walking north from the appeal sites.

It is noted that the Council is now withdrawing its concerns on the impact of the proposed developments on the capacity of Newgate Lane East.

As a Society we understand the need for additional houses, but they must be in the right location. Policy DSP40 seeks to enable this in the absence of a 5-year housing land supply. However, for the reasons set out in our letter, and above,

key requirements of this Policy would not be met. Moreover, although not in time to deal with in our letter, it is clear from evidence given to the Inquiry, that the Council is doing its utmost to release planning permissions which, through no fault of its own, were held up by nitrates issues.

In conclusion the Fareham Society strongly urges that these appeals be dismissed.