

**LEE RESIDENTS' ASSOCIATION (LRA) OBJECTION** - Planning Appeal Addendums with respect to:  
Appeal by Bargate Homes Ltd APP/A1720/W/20/3252185 / FBC ref P/19/0460/OA) Land at Newgate Lane (South),  
Outline Planning Permission for the demolition of existing buildings and development of up to 115 dwellings.  
**Please note this also applies to** Planning Appeal APP/A1720/W/20/3252180 Planning application reference:  
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. **I will start my deputation from My .....**

My name is Alison Roast I am the Deputy Chair, & chair our Planning Sub Committee for the Lee Resident's Association. I speak on behalf of the residents of Lee-on-the-Solent and in amplification of the earlier emailed objections and deputation wish the appeal hearing to understand the issues of the Local Residents. I recognise Firstly even Fareham Borough Council (FBC) in their Draft Local Plan 2037 seek to reinforce the Strategic and Settlement Gaps. This ambition is also extant in current policies of both Fareham and the adjoining Local Authority area Gosport, adopted Local Plans. This is further evidenced by FBC's removing their own development plans within the Strategic/Settlement Gaps. In the revised documents housing development plans, are restricted to brownfield sites and the margins of existing urban areas in an attempt to maintain these essential gaps. In the draft plan the new policy CS5 and DS2, Development in Strategic Gaps are policies that specifies:

*"In order to prevent the coalescence of urban areas and to maintain the separate identity of settlements, Strategic Gaps are identified as shown on the Policies map between the following areas: "*

One identified area is Fareham, Bridgemary, Stubbington and Lee-on-the-Solent gap (that these developments sit in)

Nonetheless Lee Residents remain concerned as FBC's draft Local Plan and future housing requirement does not give the flexibility if development is not deemed to be "significant" FBC development might be appropriate. The LRA are adamant that both these appeal proposals are very significant for all the impacts to those residents living on, or working in, the Gosport Peninsula to the south of the Strategic Gap, as previously fully listed and summarised these would:

- Eliminate the vital Strategic and Settlement Gap between Fareham and the Gosport peninsula
- Undo the improvement afforded by the newly opened Newgate Lane relief road
- Reintroduce significant congestion on all routes to the Gosport/Stubbington peninsula
- Damage the local economy and business to the south of the development including the Solent Enterprise Zone
- Will 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 and centres of employment
- Will severely restrict access to the main public travel modes that lie beyond the peninsula
- Will aggravate the Lower Quay Air Quality management area and increase the levels of pollution
- Place significant and unwarranted social, educational and health demands on Gosport Borough Council

All these disadvantages will also apply equally to all the residents of these proposed new developments. Neither is any development in the Strategic and Settlement Gap between Fareham, Gosport, Lee-on-the-Solent and Stubbington qualify as 'good growth' as defined in the National Planning Policy Framework.

Additional development 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, all would be severely impacted. 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 LRA represents over 1500 residents who will all be affected if these development proposals are approved. This is not just a case of losing green space, Gosport is the largest UK town without a rail link and traffic congestion is notorious, impacting on the economy, health, access to services and the general 'Quality of Life.'

It is sincerely hoped that the Planning Inspectorate will refuse both of the subject developments – however I would like to put to the Inspector today that as a resident of Lee on the Solent Gosport that I have personal experience of the unpredictable nature of the traffic congestion on Newgate Lane East. There are a number of factors which can alter the volume of traffic

The impact of Naval personnel commuting to HMS Collingwood combined with existing congestion from the Asda & Speedfields retail sites already leads to queues. This is routine congestion.... but in the case of a vehicle breaking down it leads to major delays... just listen to the traffic news to hear how regularly this happens and how soon all the peninsular traffic routes are gridlocked. If these developments were approved not only would it mean the demise of the Strategic Gap but it would be green light to the other Housing Proposals; the reserve sites in the emerging Fareham Borough Local Plan.

The impacts will not only mean residents returning to the misery of congestion, queuing in a haze of traffic fumes, it will negate the recent costly road improvements that were built to relieve the **current** traffic congestion and **condemn** the residents of the peninsular as well as these new houses to an unavoidable daily nightmare. There is no option but road transport so are you happy to blight both the people and the business that have set up and are reliant on this route as well as the businesses of the Solent Enterprise Zone and Gosport.

Residents have been enduring these conditions for years and were looking forward to the completion of the Stubbington By-Pass along with the relief of the new Newgate Lane East to gain some improvement in the **Current Traffic Conditions** and not to enable a new range of housing developments.

Inspector, sir I *thank you for listening.*