

Kneen, Peter

From: Lyster, Dominic
Sent: 19 April 2022 13:48
To: Kneen, Peter
Subject: RE: Fareham Borough Council - Consultation: P/22/0165/OA Land East of Newgate Lane East Fareham

Pete,

See comments below.

**Planning Application P/22/0165/OA by Miller Homes Ltd & Bargate Homes Ltd
Land East Of Newgate Lane East Fareham
Outline application with all matters reserved (except access) for residential development of up to 375 dwellings, access from Newgate Lane East, landscaping and other associated infrastructure works**

Urban Design

Policy CS17 of the Core Strategy provides the high level design and place making policy, strategy and assessment criteria baseline for new development in the borough. Through the criteria, it links with other policies related to the impact of proposals upon landscape and townscape character, Strategic Gap, ecology, drainage and open space. The NPPF and National Design Guide provide further advice and implementation issues that need to be addressed in considering development proposals. However, the principle of development in this location, being outside the urban area boundary and within the countryside where policies CS14: Development Outside of Settlements; Policy DSP6: New Residential Development Outside of the Defined Urban Settlement Boundary, CS22 Development in Strategic Gaps and DSP40 (ii) and (iii), will need to be considered by others relating to the borough's development strategy and the planning balance in relation to provision of a 5 year housing land supply.

It should be noted that the development of 99 houses (19/00516/OUT & P/19/1260/OA) to the immediate south, was refused with regard to the principle of development inter-alia and the Inspector found that the proposal would harm the character and appearance of the area, including in terms of the Strategic Gap, and would therefore be contrary to the development strategy and related policies. In my view, it would be difficult to come to an alternative view given the significantly greater scale of the current proposal.

Turning to the specifics of the proposal, it is in outline with all matters reserved (except access). A number of plans and documents have been submitted in support of the application that are relevant from an UD perspective:

- Design & Access Statement
- Concept Masterplan
- Landscape & Visual Impact Assessment
- Noise Assessment
- Flood Risk Assessment & Drainage Strategy
- Ecological Impact Statement

The DAS (pt1) sets out the context of the site and the proposed design response, in terms of the concept, landscape and visual strategy and an illustrative masterplan. Disregarding the principle of development and the inevitable adverse impact upon the existing landscape and visual character, I find that the proposal, from an urban design perspective and subject to later detail, would provide a suitable landscape led linked GI framework and perimeter block development parcels that can deliver the attributes of good placemaking. These are set out in the bullets and concept masterplan on p 26

The DAS (pt2) provides further information relating to strategic gap, density, building heights, access and movement, drainage, character, secured by design and key green spaces. Again, disregarding the matter of Strategic Gap and also the access onto Newgate Lane, I find that, subject to details and the matters set out below, the principles described are suitable.

- Land use, building heights and density
 - I have no issues with the land use and associated parcel sizes, nor the prescription of all development being no higher than 2 storey.
 - The issue of density is more problematic as there is no dwelling mix identified. Therefore, the appearance of future development could look significantly different in terms of spaciousness and form, having regard to the context of Bridgemary and Woodcott, if there is a predominance of small units as opposed to large, and how these are formed. A net average density of 38.7dph is not high, but it is an average, and it is unclear if there is variable density across the site. It might be expected that density would vary such that the outer edges to the west would be lower than areas to the east. It is also likely that the 40% affordable will include a proportion of flats and these are likely to be in a more intense form. However, it is recognised that these can be attractively assimilated into streetscenes, particularly where there is a 2 storey height limit as currently identified, but at much higher densities (70+dph)
 - In my view, it would be useful to see more information regarding dwelling mix and density to ensure that the figure of 375 dwellings is reasonable.
- Access and movement diagram
 - the development needs to avoid any reliance on private drives to connect ped loops. Private drives can make the user uncomfortable and blurs public/private rights of way.
 - I would expect to see an off road ped link running through the strategic central north-south linear greenspace
- Drainage diagram
 - sufficient space surrounding swales and attenuation basins is required to enable ped movement within natural greenspace
- Noise appears to be able to be mitigated (window quality and alternative ventilation) without recourse to acoustic fencing and bunds. This is a important aspect that needs to be maintained throughout future resrved matters submissions if the outline proposal is found to be acceptable.
- The response to the proposal from the Council's ecologist is noted. At this stage, further surveys are required and the suitability of bird mitigation is not accepted. The response to these issues by the developer may radically alter the proposals. Policy CS17 is holistic and whilst certain aspects of the proposal are an appropriate design response, that design response must also be acceptable having regard to biodiversity. As such my comments above should not be read as overriding the ecology requirments.

Please do not hesitate to contact me to discuss the above matters further.

Regards,

Dominic Lyster
Urban Designer
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From: devcontrol@fareham.gov.uk <devcontrol@fareham.gov.uk>

Sent: 14 February 2022 12:19

To: Lyster, Dominic <DLyster@Fareham.Gov.UK>

Subject: Fareham Borough Council - Consultation: P/22/0165/OA Land East of Newgate Lane East Fareham

I am writing to consult you on a planning application I have received (P/22/0165/OA). Details of the application and how to respond are in the attached PDF document.

Please do not hesitate to contact me should you wish to discuss this.

Peter Kneen
Principal Planner (Development Management)
Fareham Borough Council
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