

P/22/0165/OA. Land East of Newgate Lane East Fareham

Details: 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

Objection By: The Lee Residents Association (LRA) that objects to the Application for development of up to 375 dwellings, which is not included in the proposed housing figures detailed in the Current Fareham Local Plan nor the proposed Fareham Local Plan 2037, on the following grounds:

1. The proposed development is not in line with policy CS22 of the FBC adopted Local Plan in which it states the policy regarding the Strategic Gap. (Also, Strategic Policy DS2 in the 2037 proposed plan)
2. The detrimental impact on the road network both particularly on the A32 at Lower Quay and at other junctions with the A27 will be significant. This will be compounded as the traffic volumes for recent and current traffic improvements were not calculated to take account of the expansion of Solent Economic Zone and other developments the South of the Strategic Gap.
3. This development will unavoidably aggravate traffic congestion levels in the already over capacity Lower Quay Air Quality Management Zone, particularly as there are no other transport alternatives.
4. The inclusion of HA55 is not in line with Fareham's adopted Local Plan and the revised Local Plan 2037.

Evidence: The above reasons follow Fareham's Reg. 19 Local Plan that sets out the Borough's future development plans and embeds the latest iteration of the 5-year housing supply requirements. Within these published strategies it stipulates 'Landscape and Countryside' and 'Settlement Boundary' policies that are specifically designed to respect settlement identity.

- Policy **DS1** states that any development should ***"recognise the intrinsic character and beauty of the countryside and, if relevant, do not significantly affect the integrity of a Strategic Gap."***
- **DS2** states: ***"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"***
 - Fareham/Stubbington and the Western Wards
 - Fareham/Bridgemary and Stubbington / Lee-on-the-Solent (Fareham/Stubbington Strategic Gap)

The policy also states that development proposals will not be permitted where they significantly affect the integrity of the gap and the physical and visual separation of settlements or the distinctive nature of settlement characters.

- **CS22** in the adopted Local Plan with reference to Development in Strategic Gaps states that ***"development proposals will not be permitted either individually or cumulatively where it significantly affects the integrity of the gap and the physical and visual separation of the settlements."***

Reasoning

Gaps between settlements particularly between Fareham and the Western Wards and Fareham and Stubbington, help define and maintain the separate identity of individual settlements and have strong local support. "The PifH authorities have agreed a joint policy framework which underpins the designation of settlement gaps in South Hampshire. In addition, the settlement Gap between Gosport/Fareham and Lee-on-the-Solent/Stubbington is considered of Sub regional importance as identified in the South Hampshire Strategy.

The LRA Case. The Lee Residents Association remains extremely concerned at the impact of any development within the Strategic Gap and for residents living or working in the Gosport/Fareham Peninsula to the South of the Strategic Gap. The points listed are widely held views and are important enough to summarise as follows:

- The housing would significantly reduce the vital Strategic Gap between Fareham and the settlements in the Gosport peninsula
- It will cause further traffic congestion on all already overburdened routes on and off the Gosport Peninsula
- This particular application will cause significant through traffic on residential feeder roads
- The congestion and transport delays will damage the local economy and business to the south of the development including the Solent Enterprise Zone
- There will be a significant reduction in the quality of life on the roads that access this development area through congestion, noise and pollution
- It will unavoidably aggravate the Lower Quay Air Quality management area and increase the already damaging levels of pollution. It must be recognised that there are no other transport alternatives than by road

All these disadvantages will apply equally to all the residents of the proposed new development. Neither does 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. It should also be recognised this development will undermine recent and currently being constructed strategic transport routes. The improved routes, long overdue, have only been designed to relieve present traffic demands for the Gosport/Fareham peninsular. They were not designed to support additional development.

A recent Planning Inspectorate appeal concerning proposed that dismissed further development in the same strategic gap concluded with the following remarks:

"I consider that the main issues in these cases are: the effect of the proposals on the character and appearance of the area; the effect on highway safety; whether, with reference to accessibility, the schemes would be sustainably located; the effect on the spatial development strategy for the area; and, the effect on housing land supply."

The Planning Inspector also felt the massing of each development would affect the openness of the Local Land Character Area. He decided that overall the significance of the visual impact would be moderate to moderate/major adverse. It would have a significant adverse effect on the appearance of the area. He stated:

"I consider overall that the proposals would cause significant harm to the integrity of the Fareham-Stubbington Gap and the physical and visual separation of settlements, with particular reference to the experience of travellers along the Newgate Lane East section of the Newgate Lane East/B3334 Gosport Road key route, contrary to the aims of LP1 Policy CS22."

Recommendation: The LRA recommends that the proposed HA55 from FBC revised Local Plan 2037 should be removed from Fareham's 5-year housing projections. We wish also to object to the non-determined Planning Application P/20/20/0646/OA.

For: Lee Residents Association