



Client: Miller Homes and Bargate Homes

Project Name: Land East of Newgate Lane East, Fareham

Document: Statement of Community Involvement

Date: 24 January 2022



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Executive Summary

Miller Homes and Bargate Homes have undertaken public consultation in November 2021 to enable the local community to view and comment on their proposals for a landscape led residential development of Land East of Newgate Lane East, Fareham.

Following the consultation and analysis of the feedback received, Miller Homes and Bargate Homes are moving forward with an 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 on Land East of Newgate Lane East, Fareham, Hampshire.

This report details the format of the community consultation undertaken by Miller Homes and Bargate Homes as part of their commitment to early engagement and consultation with the local community in relation to their development proposals. It also provides an overview of the comments made in response to the proposals displayed to the community through a bespoke website: www.newgate-lane-east-development.co.uk.

The local community made good use of the virtual consultation with 643 comments received during the consultation period providing detailed feedback on the proposals. Following thorough analysis and consideration of all of the comments made, the proposed scheme has been amended from that originally displayed by retaining the western field and reducing the number of homes proposed to up to 375, thereby increasing the green space in the proposal, and reducing the proposal's impact on local infrastructure and services.

Miller Homes and Bargate Homes are very grateful to local residents and other stakeholders for their helpful and constructive comments.

Background

The proposed development presents a unique opportunity to create a high-quality environment, utilising the site's existing natural features to transform it into a vibrant and thriving place to live which would integrate with the existing surrounding settlements.

The site forms the central and northern parts of Site HA2 'Newgate Lane South' which was previously proposed to be allocated for about 475 new homes in the Regulation 18 version of the Draft Fareham Local Plan. Planning permission has recently been granted for 99 new homes on the southern part of Site HA2, immediately adjacent to the site. The proposed development exhibited to the public was for up to 420 new homes, with access, Public Open Space, landscaping and drainage attenuation. Up to 40% of the 420 new homes would be affordable homes, contributing 168 new homes to help address the large shortfall in affordable housing delivery in the borough.

Miller Homes and Bargate Homes are bringing forward an outline planning application for which the community's views have been sought in this pre-application public consultation.

Statement of Community Involvement

Miller Homes and Bargate Homes has conducted their community consultation in November 2021 in line with Fareham Borough Council's Statement of Community Involvement (SCI) guidelines, the aspirations of the Localism Act 2011 and the Revised National Planning Policy Framework (NPPF).

The NPPF places an emphasis on pre-application engagement with local authorities, other parties and the local community, stating that early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community (paragraph 39).

Miller Homes and Bargate Homes appointed community consultation specialist BlueBridge Communications to assist in implementing a pro-active consultation with the local community.

Methodology

Miller Homes and Bargate Homes have undertaken pre-application community consultation utilising a virtual public consultation to give the local community the opportunity to view and comment on the proposals for the residential development at Land East of Newgate Lane East, Fareham.

The virtual public consultation was published at www.newgate-lane-east-development.co.uk on Monday 1st November 2021 and ran until Monday 22nd November 2021. The development proposals remain online for local residents to reference and the development team can be contacted via the information provided on the website.

Neighbouring residents and local Councillors were notified of the virtual consultation via leaflet and letter (Appendices A and B).

The virtual public consultation illustrated Miller Homes and Bargate Homes' proposals for the residential development at Land East of Newgate Lane East and provided the local community with a valuable opportunity to view and comment on the scheme. In addition to the comment form that could be completed as part of the website or downloaded and returned independently, Freephone, Freepost and email details were also made available so that respondents could contact the development team in order to ask questions as well as submit their comments via a different medium.

Notifications

Nearby Properties

280 neighbouring and nearby households were notified of the virtual public consultation by leaflet. A list of the roads notified can be found in Appendix C. In addition the Peel Common Residents Association was also notified of the consultation by email.

Elected Representatives

The following elected representatives and key stakeholders were also notified that the virtual public consultation was taking place:

- Fareham Borough Council Ward Members for Stubbington
- Gosport Borough Council Ward Members for Bridgemary North
- Gosport Borough Council Ward Members for Peel Common

Feedback Mechanisms

A comment form (Appendix D) was provided on the website (Appendix E) to allow for visitors to submit their views directly. In addition the notification leaflet and the 'contact us' page of the website also made available Freephone, Freepost and email contact information to facilitate further contact.

Feedback and Analysis

The virtual public consultation received 643 responses from local residents, comprising 640 completed comment forms and 3 emails.

Question 1: What are your thoughts on the proposals for the development of Land East of Newgate Lane East, Fareham?

Comment	Frequency
Transport Infrastructure	
Concerned by the traffic impact in general going to and from Gosport	357
Concerned by the traffic impact on Newgate Lane East	84
Fareham Borough Council or HCC said that Newgate Lane East was never intended to have developments directly accessing it	38
Concerned by the traffic impact on Tukes Avenue/Peel Common's residential roads	8
Concerned by traffic impact on Brooker's Lane from the approved scheme	7
Concerned by the impact on emergency services access in traffic hotspots	4
Concerned by impact on parking on Tukes Avenue/Peel Common	3
Public transport links need to be improved	3
Build a bridge or tunnel between Gosport and Fareham instead	3
Do not want any access into Tukes Avenue	2
The development should be accessed via the Peel Common estate or via Asda, not on to Newgate Lane East	2
Parking needs to be addressed	2
New roundabout on Newgate Lane East is a sensible solution to access	2
Agree with pedestrian and cycle access only to Peel Common	1
How will Newgate Lane residents access their road during the construction of the roundabout?	1
Pedestrian access between the proposed houses and Speedfields supermarkets must be improved, direct access should be provided at Meadow Walk Recreation Ground	1
Will cyclists cross Newgate Lane East to use the cycleway or will they just use	1

Newgate Lane East?	
A roundabout at Newgate Lane/Newgate Lane East was specifically rejected by HCC to prevent new development	1
Proposed Fareham toll roads to access Gosport is extortion	1
What happens if the access is blocked by a traffic accident?	1
Concerned that traffic presents a danger to schoolchildren	1
Could Newgate Lane be reconfigured to take the traffic for HMS Collingwood, thereby taking that off of Newgate Lane East?	1
Pedestrian access between the new estate and the Speedfields supermarkets must be improved	1
It appears the only route to cycle from the estate to Fareham or Lee, is to cross the fast moving Newgate Lane East and carry on a long way west to the (surprisingly popular) pedestrian/cycling corridor on old Newgate Lane. This is a big diversion, and I can see cyclists from the estate not bothering and using Newgate Lane East instead. This would be a major problem and safety hazard as the bypass is too fast and not wide enough.	1
Concerned at pedestrians cutting through Woodcot estate to access the bus route	1
In a few years' time the naval engineering training establishment in Gosport , HMS Sultan, which is the town's largest employer, is due to close meaning that hundreds more Gosport people on the Gosport peninsula will be forced to travel to work outside the town	1

Public Services and Infrastructure	
Concerned by impact on local infrastructure/education/medical services etc	277
Concerned by Fareham Borough Council area development relying on infrastructure and services in Gosport Borough Council area	50
Concerned by impact on medical services	31
The Water Treatment Works on Newgate Lane cannot cope with the current level of sewage	19
Concerned by impact on education	7
No provision for new local shops, pubs, social facilities etc	3
There is spare capacity in local schools	1

Site Location	
Concerned by the loss of the Strategic Gap	113
Object to development of a green space	103
Must be more available sites north of the M27 which would be a better option	7
Welbourne should be where new homes are being built	4
Feel developers should work with Fareham Borough Council to bring forward better sites	4
Site smells of sewage from the treatment works	4
Water supply is an issue	4
Feel that the site is only suitable for a natural greenspace/wildlife reserve	3
Against development in Southern England	3
Fareham Borough Council removed the site from their Local Plan for very good reason	3
Do not feel any new housing developments should be allowed south of Fareham	2
Proposals are too close to the Gosport Boundary	1
Feel that development in this area is unreasonable	1
The development would ruin our estate	1
Opportunities for new homes in Gosport are non-existent and therefore they have	1

to be built in Fareham	
Location is not great for access to local facilities	1
Build in the north of England	1

Sustainability	
Concerned by increased pollution due to traffic issues	55
Concerned by the impact on wildlife e.g. bats, foxes, badgers, field mice, slow worms, deer	54
This development is not sustainable environmentally	16
Brownfield sites should be developed before green field sites	15
Concerned by flooding	13
Would like to see empty/idle houses returned to use rather than new developments e.g. in the town centre or MOD properties	10
What sustainability measures are proposed?	5
The site is well known locally for flooding. Drainage and sewage needs careful consideration	4
Concerned by the increase in nitrate levels resulting from the development	3
Feel that Southern Water are already polluting the Solent	3
Neighbouring houses have bad drainage and this hasn't been rectified by replacing the drains	2
Will the new houses have electric vehicle charging points?	2
Michael Gove has responsibility for halting uncontrolled and de-regulated house building, and developing a much more workable and sustainable policy. Therefore, any objectives/targets set in the past 5years or so for new housing in this borough are totally obsolete	1
Lighting should be energy efficient but also should be wildlife friendly	1
Would like to see Gosport town centre regenerated instead	1
Approve of the design being landscape led	1
Would like to see more detail on the ecological mitigation measures proposed	1
More information needs to be given on reducing the development's carbon footprint	1
A real opportunity to provide a carbon neutral energy efficient development	1
There should be no development on the South Coast until the sewage can be safely treated	1

Miscellaneous Comments	
This area is already overcrowded/overpopulated/No need for new homes	79
Non-specific objection	60
Support new homes in principle	15
Proposed houses are not affordable, not even "affordable" homes	15
Don't know where the jobs are locally to support these new residents	12
This has already been refused once	8
Felt residential development was coming as soon as Newgate Lane East was proposed	6
Concerned by increased noise levels	6
Support new homes, especially affordable homes and homes for first time buyers	6
Loss of view	5
Don't feel that new builds represent good quality	4
Disagree with the Planning Inspector's decision	4
Concerned by the impact of construction	4
Concerned that development will lower existing house values	3

Loss of privacy	3
Non specific support	3
Bad previous experience of a developer promising a school and doctor that was not delivered	2
Feel that housing targets are imposed from outside of the area	2
New homes are urgently needed	2
Proposals are fine in isolation	1
This will bring new people, and potentially young families, into Gosport	1
Haven't received any information	1
Object to the approved development at the south of the site	1
Attended the consultation event 2 years ago for the Bargate scheme and voiced the same concerns	1
What is the point of going through the planning process locally when the decision will be made by a central Government planning inspector?	1
Existing residents' quality of life will suffer	1
Lack of consideration for Peel Common residents	1
Southern site was approved against the wishes of FBC and GBC	1
Need affordable homes, not open market homes	1
What is affordable housing? What will it cost?	1
How will these houses be heated?	1
Are there any housing association or council homes being built?	1
Welcome new homes	1
Feel that you have increased the number of homes proposed since first mooted	1
Public money that will be spent on this application should be spent elsewhere	1
Crime and anti-social behaviour is an issue locally	1
Do not agree that the development will result in job creation	1
Goes against the Government policy to level up the country	1
Construction must be careful not to disturb wildlife	1
Feel there should be a community centre or village hall included	1
Need social housing	1
Southern Water should be replaced by a caretaker company that would properly treat waste water	1
This development will cause people to leave the Gosport peninsula	1
Engagement and consideration of feedback are two different things	1
The fact that you are relying on any local planning objections to be overturned on the basis that Fareham Borough Council do not have adequate arrangements for new housing in their local plan really does say it all and shows this proposal lacks any real merit	1

Layout	
The scale of the development/number of houses proposed is too much	9
Proposals look sympathetic to the environment	3
Feel that the proposals need more tree planting	2
Feel that the proposed houses are far too close to existing homes	1
Would reconsider objection if there was more of a separation between proposed homes and existing homes	1
Approve of the retention and enhancement of hedges, trees, open spaces and other planting	1
Like the proposal to vary building components to make the houses more individual	1
Disagree that SuDS measures can also be considered POS	1
Do not want to see the existing 'Berlin Wall' acoustic fence extended along this site	1

Feel that the masterplan is misleading as to how much green space there will actually be	1
Proposals should have more green space	1
Existing hedgerows should be removed as they restrict the usable green space too much	1
Approve of retention of trees and hedgerows	1
Feel that the masterplan representation of the site is inaccurate and in reality will have much less green space once parking, road width etc is accounted for	1

Question 2: Overall, do you support, support with some reservations or object to the proposed development of Land East of Newgate Lane East, Fareham?

Support	12	2%
Support with reservations	5	1%
Object	620	96%
No comment	6	1%

Analysis of Key Comments

Question 1

The most common issue raised by respondents is that they are worried about the potential traffic impact of the development on a local road network that they view as already very congested (357). 84 respondents were concerned specifically with the impact on Newgate Lane East.

Secondly respondents also raised existing issues with the capacity of doctors, dentists, (308) and schools locally (284), expressing concern that the development would add to an already overburdened system.

These issues were the most given reasons for objecting to the proposed development.

Following these, the next most common reasons for opposition respondents cited were development in the strategic gap (113), development of a greenfield site (103) and a perception that the Gosport peninsula is already very heavily developed and overpopulated (79).

The next most frequent comments made were concern for the air quality in Gosport and how increased congestion could detrimentally affect this (55), the potential impact on wildlife on the site (54), and finally how the services that the new residents would likely use will be provided and funded by Gosport Borough Council but Fareham Borough Council will receive the funding provided by Council Tax (50).

Question 2

The majority of respondents (620) did not support the proposed development, 12 respondents expressed support and 5 support with reservations.

Amendments to the Proposed Scheme

Following on from the public consultation and analysis of the feedback received, the concept masterplan has been revised (Appendix F) to reduce the number of proposed homes from up to 420 to up to 375 by retaining the western field. This reduces the overall volume of homes, increases the amount of natural green space and reduces the impact of the development on local services and infrastructure over the plans put forward for consultation.

Conclusion

In line with the NPPF, Fareham Borough Council's SCI and Miller Homes and Bargate Homes' commitment to informing and consulting with the local community, a virtual public consultation was undertaken which gave local people the opportunity to view the outline proposals, ask questions and have their views on the proposals recorded.

The virtual consultation was well utilised with 643 comments received during the consultation period providing detailed feedback on the proposals. Following analysis of these comments, the proposed scheme has been amended by retaining the western field and reducing the number of homes proposed to up to 375.

Miller Homes and Bargate Homes are very grateful to local residents and other stakeholders for their helpful and constructive comments.

Appendices

Appendix A – Notification Leaflet

Appendix B – Councillor Notification

Appendix C – List of Notified Roads

Appendix D – Example Comment Form

Appendix E – Consultation Website Copy

Appendix F – Revised Concept Masterplan for Submission

Appendix A – Notification Leaflet



Public Consultation

Land East of Newgate Lane East, Fareham

**Virtual Exhibition:
1 November – 22 November 2021**


Miller Homes and Bargate Homes are pleased to present proposals for the future development of Land East of Newgate Lane East, Fareham and would invite you to take part in our online consultation event at:

www.newgate-lane-east-development.co.uk

The consultation event will run from Monday 1st November 2021 to Monday 22nd November 2021.

Overleaf is a copy of the concept masterplan for the proposed site for your information. Further details are available on the consultation website.





An Outline Planning Application is being prepared and we are keen to receive your opinions which form an important part of the consultation process with a feedback form available on the website for submission of your views.

Alternatively, you can also reply with your feedback by letter to:

Freepost, CONSULTATION FEEDBACK

(This address uses Royal Mail's Freepost NAME service and no other address details or stamp is required)

Or by email to:

mike@bluebridgecommunications.co.uk

Or to speak with one of the team, call us on Freephone:

0800 112 3540

Thank you for your time.



Appendix B – Councillor Notification



Freephone Information Line: 0800 112 3540

«Title» «First_Name» «Surname»
«Address_1»
«Address_2»
«Address_3»
«Address_4»
«Postcode»

29 October 2021

Dear «Title» «Surname»,

Notice of an online public consultation for development at Land East of Newgate Lane East, Fareham

We write to you on behalf of our clients, Miller Homes and Bargate Homes, in regard to their proposal for the development of Land East of Newgate Lane East, Fareham. The site forms the central and northern parts of Site HA2 'Newgate Lane South' which was previously proposed to be allocated for about 475 new homes in the Regulation 18 version of the Draft Fareham Local Plan. Planning permission has recently been granted for up to 99 new homes on the southern part of Site HA2, immediately adjacent to our site and we are proposing up to 420 new homes, with access, Public Open Space, landscaping and drainage attenuation.

Miller Homes and Bargate Homes are keen to hear the views of local residents and are hosting an online public consultation at www.newgate-lane-east-development.co.uk from Monday 1st of November to Monday 22nd November 2021 for local residents to view and comment on the proposals.

Enclosed is a copy of the residents' leaflet for your information. We hope this will be of interest and if you should have any questions please do not hesitate to contact us and the development team will be pleased to help.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Mike Bimson', is written over a light blue horizontal line.

Mike Bimson

mike@bluebridgecommunications.co.uk

BlueBridge Communications, Basepoint Enterprise Centre, Andersons Road, Southampton, SO14 5FE

T: 023 8068 2002

W: www.bluebridgecommunications.co.uk

Appendix C – List of Notified Roads

- Newgate Lane
- Heron Way
- Pettycot Crescent
- Tukes Avenue
- Meadow Walk

Appendix D – Example Comment Form

Feedback Form

Question 1: What are your thoughts on the proposals for the development of Land East of Newgate Lane East, Fareham?

Question 2: Overall, do you support, support with some reservations or object to the proposed development of Land East of Newgate Lane East, Fareham?

Support Support with reservations Object No Comment

Appendix E – Consultation Website Copy



[VIRTUAL CONSULTATION](#) [NEXT STEPS](#) [CONTACT US](#)



Welcome to our virtual exhibition outlining our proposals for the development of Land East of Newgate Lane East, Fareham.



The consultation will run from Monday 1st November – Monday 22nd November 2021.

PLEASE CLICK ON EACH BOARD BELOW IN TURN TO VIEW



Be part of the conversation

[Download our virtual exhibition boards here](#) 

[Please complete our online feedback form](#) 



EMAIL
miko@bluebridgecommunications.co.uk

PHONE
0800 112 3540

POST
Freepost, CONSULTATION FEEDBACK

Welcome



We are pleased to welcome you to this virtual public exhibition relating to Miller Homes' and Bargate Homes' proposals for a new landscape-led residential development at Land East of Newgate Lane East, Fareham. This proposal presents a unique opportunity to create a high-quality environment, utilising the site's existing natural features to transform it into a vibrant and thriving place to live which would integrate with the existing surrounding settlements.

The site forms the central and northern parts of Site HA2 'Newgate Lane South' which was previously proposed to be allocated for about 475 new homes in the Regulation 18 version of the Draft Fareham Local Plan. Planning permission has recently been granted for 99 new homes on the southern part of Site HA2, immediately adjacent to our site. The proposed development is for up to 420 new homes, with access, Public Open Space, landscaping and drainage attenuation. Up to 40% of the 420 new homes will be affordable homes, contributing 168 new homes to help address the large shortfall in affordable housing delivery in the borough.

An Outline Planning Application is being prepared and we would welcome your views on our proposals. Thank you for your time.

The Development Team

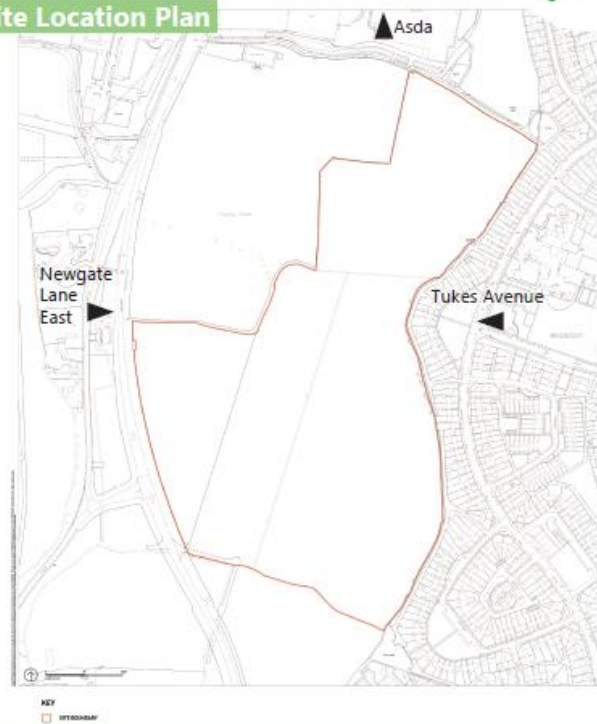
Miller Homes

- Pegasus Group
- i-Transport
- Tetra Tech
- Civil Engineering Partnership

BARGATE HOMES

- ECOSA Ltd
- Barton Hyett Associates
- Bluebridge Communications

Site Location Plan



About Us



Miller Homes

Over the last 85 years we've built thousands of new homes and created communities for families to grow and thrive. Building homes is what we do and we are proud of the care and quality that goes into each and every one. We know from our experience what people like about the homes we build and we use that knowledge to continually improve and enhance what we offer.

The homes we build are the foundations of sustainable communities that will flourish for generations to come. We work considerately with the natural environment, protecting and preserving it wherever we can. With our customers, colleagues and suppliers we strive to promote better practices and ways of living.



All new Miller Homes are built in-line with modern building regulations which mean they are extremely energy efficient compared to older properties. Research by the Zero Carbon Hub and NHBC Foundation found that new build homes can be over 50% more efficient than renovated Victorian properties.

We go one step further by complementing our energy efficient homes with energy efficient appliances (typically 'A' rated or higher), water efficient sanitary ware (including dual flush toilets and aerated showers) and low energy or LED lighting.

Going beyond our homes we consider the local environment, community feedback and industry best practice in the design of our developments to ensure that they are attractive, functional and great places to live.

BARGATE HOMES

Bargate Homes was established in 2006 to be a truly differentiated homebuilder in its product and guiding principles. In 2019 we became a subsidiary of VIVID, one of the largest housing associations in the country, we are passionate about the design of our developments and homes.

Our house types differ site by site, looking to reflect the local area, with further differentiating finishes of brick, render and hung tiles, set in landscaped spaces with areas to relax and play. We share a sense of duty to give back to the communities in which we develop and genuinely leave a positive legacy for future generations.



VIVID

Our vision is "More homes, bright futures" and at the heart of this is helping customers improve their wellbeing and life chances. We're one of the largest housing associations in the south operating across Hampshire, Surrey, Berkshire and West Sussex, with 31,000 homes and delivering services and support to 72,000 customers. We have one of the strongest development programmes amongst housing associations in England, ranked 8th in Inside Housing's Top 50 Biggest Builders 2020 and with ambitious plans to deliver 17,000 homes by 2030. We provide homes across a wide range of tenures to meet the different needs and circumstances of people in the region.

Alongside our business, VIVID Plus is our charitable arm established this year, bringing added support to customers and communities for the long-term.

Policy and Context



Planning Policy Considerations

The site measures 18.41 hectares and comprises of four fields defined by mature hedgerows and trees. The fields immediately to the south benefit from planning permission for 99 residential new homes.

As Fareham Borough Council does not currently have a five year housing land supply, the forthcoming application would be considered against the 'presumption in favour of sustainable development' as set out in the National Planning Policy Framework.

The Concept Masterplan is very much 'landscape led' with a strong landscape framework at its core, incorporating the mature hedgerows and trees within the proposed development. In particular, a substantial landscape buffer along the western edge of the site will soften the edge of the development and ensure adverse impacts upon the Countryside and Strategic Gap are minimised through sympathetic design.

The proposal is relative in scale to the demonstrated 5-year housing land supply shortfall and the proposal is sustainably located adjacent to, and well related to, the existing urban settlement boundaries, and can be well integrated with the neighbouring settlement. The proposal is deliverable in the short term and the development team will we will work with the relevant authorities to deliver acceptable solutions to its environmental, amenity and traffic implications.

Site Photographs



Concept Masterplan



Landscaping and Drainage



The landscape framework would comprise a range of linked, multi-functional open spaces and green corridors that provide leisure options, safe pedestrian environments throughout the site, ecological benefits, and sustainable drainage features as well as an attractive setting for a high-quality residential development.

The existing field boundary trees and hedgerows would be retained and enhanced with additional planting. In particular, a substantial landscape buffer along the western edge of the site softens the edge to the Strategic Gap and countryside to the west. The width of the buffer allows enough space for a variety of planting, incorporation of pedestrian and cycle routes, drainage features, and other open areas.

A green corridor running east to west across the site could potentially connect the site access onto Newgate Lane East to the residential area of Bridgemary/Woodcot and local services and facilities. Meanwhile a central north to south green corridor with retained hedgerow would provide additional linear open space. The retained hedgerow would be enhanced with further tree planting and become the boundary to a north/south linear green space, adding a green 'layer' into the overall scheme. This linear corridor is wide enough to provide a multi-functional space offering recreational, ecological and drainage benefits as well as providing a direct link between the northern portion of the site and the green corridor proposed as part of the approved development to the south. This joined up approach offers a continuous green corridor through the wider site linking to existing public open space to the north and south.

A large central green with play provision acts as a focal point at the intersection of the key green corridors and also helps to soften views of the wider site from Newgate Lane East. Corner "cushions" of woodland planting at the western edge of the site act as mini buffers at the corner of each field, allowing for set-backs and planting and limiting any prominence of built form. Additionally Welcome spaces are proposed at key connections and points of entry into the site, where residential development is pulled back to create pocket parks and green spaces.



Access



Sustainable Modes Access

The site is well connected to a wide range of local services and facilities, including education, retail, employment and leisure facilities, with good opportunities for travel by non-car modes.

Pedestrian and cycle connections are proposed to:

- Newgate Lane East, with crossing facilities to access Newgate Lane
- Tukes Avenue to the east, connecting to Bridgemary
- Brookers Lane and Woodcot Lane to the south, through the consented Bargate site
- Public rights of way network (Footpath 128 and 76) to the north

Local bus services can be accessed at:

- Newgate Lane East, immediately north of the site
- Tukes Avenue to the east
- Wych Lane, for access to the Eclipse BRT

These connections provide access to regular and convenient bus services to the wider area, particularly to Fareham and Gosport centres, and the rail network at Fareham Station.

Vehicular Access

Vehicular access is proposed via a new four-arm roundabout on Newgate Lane East. Initial assessments demonstrate this access will not significantly impact traffic flows on Newgate Lane East and that the new junction will operate efficiently.

No vehicular access is proposed east to Tukes Avenue or south to Brookers Lane through the approved site.



Public Benefits



CONSTRUCTION PHASE



59

Supply chain jobs supported.



£6.9million

Annual GVA contribution during build phase.



306

Construction job years during build phase.



£62million

Total GVA contribution during build phase.



£56million

Approx capital investment.

OPERATIONAL PHASE



£2.1million

First occupation expenditure.



Over **530**

economically active residents.



Up to **420**

new homes including up to

168

affordable homes.



£15.3million

annual household expenditure.



Over

£760,000

increase in annual council tax revenue.



£7million

annual household spend in retail and leisure.



44

jobs supported through household expenditure.



Landscape led
development



Over

two thirds

employed in high value occupations.



New cycle routes
and footpaths

Next Steps and Feedback



Feedback Options

We invite you to kindly complete our online feedback form below. You can also download the virtual exhibition boards and feedback form from the website.

Alternatively, you can also reply by email or by freepost with your feedback at:

mike@bluebridgecommunications.co.uk

Freepost, CONSULTATION FEEDBACK

This address uses Royal Mail's Freepost NAME service and no other address details or stamp is required.

**Please provide feedback by
22 November 2021.**

If you would like to speak to someone about the proposals please telephone on:

Freephone: 0800 112 3540

Your comments are important to us and form part of the consultation process for these proposals.

Feedback Form

Question 1: What are your thoughts on the proposals for the development of Land East of Newgate Lane East, Fareham?

Question 2: Overall, do you support, support with some reservations or object to the proposed development of Land East of Newgate Lane East, Fareham?

Support

Support with reservations

Object

No Comment

Submit

Thank you for taking the time to view our virtual exhibition and proposals for Land East of Newgate Lane East, Fareham.

[◀ Previous Board](#)

[Contact Us](#)

Appendix F – Revised Concept Masterplan for Submission



- KEY**
- SITE BOUNDARY
 - EXISTING VEGETATION
 - PROPOSED VEGETATION
 - PROPOSED RESIDENTIAL DEVELOPMENT
 - MAIN VEHICLE ROUTE
 - POTENTIAL PEDESTRIAN/CYCLE LINK & EMERGENCY VEHICLE ACCESS
 - ◆ POTENTIAL PEDESTRIAN/CYCLE LINK
 - INDICATIVE PATH THROUGH PUBLIC OPEN SPACE
 - NEIGHBOURHOOD EQUIPPED AREA FOR PLAY (NEAPI)
 - SUSTAINABLE DRAINAGE SYSTEMS (S4DS)
 - EXISTING PUBLIC RIGHT OF WAY
 - LOCAL SHOPS
 - BUS STOP
 - EXISTING CROSSING POINT ON NEWGATE LANE EAST

LAND EAST OF NEWGATE LANE EAST - CONCEPT MASTERPLAN

