



Statement to be read at Appeal

Appeal by: Miller Homes Ltd & Bargate Homes Ltd

Appeal Reference: APP/A1720/W/22/3299739

Application reference: P/22/0165/OA

Land East of Newgate Lane East, Fareham, Hampshire, PO14 1AZ

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

Dear Planning Inspector

I speak today to represent residents of Lee on the Solent as the Planning Officer for the Lee Residents Association.

Fareham Borough's emerging Local Plan 2037 is expected to meet the five-year housing requirement, it is important to emphasise that the site we are considering today has never been included as part of this plan. The site, when originally considered in the consultation stage of the Local Plan, resulted in 517 local objections. The statutory consultees of Gosport Borough Council and HCC Highway Authority also objected and the whole proposal was removed from the list of potential housing sites. This speculative application has only ever been driven by the government's housing targets that are unreasonable, particularly in the unique circumstances that apply to the Gosport/Fareham peninsula.

I refer you to the importance of the Strategic Gap and the FBC Council's Technical Review of its strategic Gaps in which it identifies a number of important views across the gap abutting the Site to be considered by this appeal. It highlights the urban edges of Woodcot and the ribbon development along the original Newgate Lane West, with the open character of the site and the open shallow nature of the Alver Valley. It identifies the belt of mature oak trees on the eastern boundary of the site, playing an important role in the urban character of Woodcot. These unique views across the Alver Valley would be lost, as would a sense of transition between settlements, (one of the most important elements that gives credibility to notion of a settlement gap).

The proposed development would fail to protect the integrity of the Strategic Gap and will result in physical coalescence of Fareham & Gosport and lose any sense of countryside when passing along Newgate Lane, amounting to an unequivocal breach of Fareham policy CS22.

I am sure that you are aware that there have been two previous appeals for developments within this area, both Planning Inspectors have concluded that any development would cause significant harm both visually and impact on the character of the area.

Over the last two years in and around the Strategic Gap between Fareham, Gosport & Lee-on-the-Solent there have been 6 speculative planning applications all relying on access and use of the recently improved road infrastructure. The appeal that you are considering today also requires access onto Newgate Lane. Any development that prejudices communications on these already over capacity routes will have a damming effect on the success of the Solent Enterprise Zone, in particular important access to the motorway network.



Dated:

The national government has committed a large amount of funding to the Solent Enterprise Zone (SEZ) situated on the southern edge of the Strategic Gap. This has resulted in producing the following successful facilities and businesses:

1. A commercially viable communications airport (Solent Airport Daedalus) for light aircraft
2. Airport Industrial Parks providing significant and high value new employment opportunities
3. Two Engineering Colleges
4. An oversubscribed Innovation Centre with a waiting list of business to participate
5. A base for Search & Rescue Helicopter and a Coastguard training facility
6. A training facility for National Air Traffic Controllers
7. Upgraded services to support further development of the industry, leisure and housing in the yet undeveloped Waterfront area of the Daedalus site. The Daedalus Development Company in partnership with Homes England will be submitting plans to provide further employment sites, leisure facilities together with the provision for different types of housing e.g., elderly care, and assisted housing.
8. Local Infrastructure improvements, particularly local road access to and over the SEZ whose continued success rely on the improved routes the national road network.

We urge you to consider the local situation and its reliance on the recent improvements to the local and the essential connections to the national road network.

Gosport is on a Peninsula with 3 largely interconnected routes on and off, it is the largest town without a railway and has 73% built estate, thus most transportation is by road. The recent improvements on the roads, Newgate Lane and the Stubbington by pass were put in place to alleviate the congestion at current traffic levels and to ensure the success SEZ. These routes were designed for current traffic levels, not to support traffic arteries and branches servicing new housing estates on either side. Traffic counts and statistics are fine but the LRA urges the Planning Inspectorate to actually experience a week of commuting on and off the peninsular at peak times. Travelling north in the morning rush and back onto the peninsula during the evening rush, in any week of the year except during school holidays. From this you will really be able to understand the issues, breath the pollution in queues and experience the delays.

Additionally, any development in the Strategic Gap will have further impacts on the already stretched community services and supporting infrastructure including: schools, local doctor's services and the limited bus services. New residents will naturally look south into the peninsular for services due to the access bottlenecks to the north.

It is imperative to safeguard effective unhindered strategic transport through the Strategic Gap any additional housing serviced from these routes will immediately bring back the congestion stranglehold and heighten the existing Air Quality danger areas that building in the Strategic Gap cannot avoid aggravating.

Thank you for listening to our submission today which represent most of the residents' concerns.

Lee Residents Association Planning Team