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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, Open Space, Vehicular Access Point From
Newgate Lane And Associated And Ancillary Infrastructure, With All Matters Except
Access To Be Reserved.

1. The Lee Resident's Association (LRA) strongly objects to the housing development outline application above on the grounds that it contravenes Fareham's own current Local Plan, the published Draft Local plan and Partnership for Urban South Hampshire(PUSH) policy as follows:

1.1. Policy C22 (DLP SP6): Development in Strategic Gaps a policy that specifies that:
"Development proposals will not be permitted where they cause severe adverse harm to the physical and visual separation of settlements." This premise is equally applicable to all the local authorities' strategic plans.

1.2 PUSH Spatial Position Statement, key principle D: Protecting and Enhancing Countryside Gaps, article 5.2L

"Locating development in a way which creates a high quality pattern of town and countryside, maintaining the distinct identity and separation of key cities and towns, to avoid urban sprawl."

and the Position Statement S1:

"Strategic countryside gaps between settlements are important in maintaining the sense of place, settlement identity and countryside setting for the sub region and local communities." This premise is policy that applies to all the PUSH signatories.

It is unequivocal that any development in the strategic gap will severely deplete the strategic and settlement gaps.

2. Infrastructure, Sustainable Transport and Air Quality Issues. It is imperative that FBC should place uppermost those policies that aim to reduce the need to travel by motor vehicle through choke points and poor air quality hot spots. This developments' only access is via Newgate Lane, neither is there any other transport alternative than by road.

2.1 Policy CS5, Transport Strategy and Infrastructure, Paragraph 2:

"Development proposals which generate significant demand for travel and/or are of a high density, will be located in accessible areas that are or will be well served by good quality public transport, walking and cycling facilities."



2.2 Draft Policy INF2 aims to:

“g) Positively contributes to the delivery of the Council’s Air Quality Action Plan by mitigating the effects of development on air quality within Air Quality Management Areas (AQMA’s); and

h) Demonstrates good practice and principles of design, minimising emissions and contributing to the reduction of transport impacts on local air quality.”

This proposed development has its main access through an AQMA.

1.3 Draft Local plan CF1 - Development proposals for new or extended community and leisure facilities within the urban area boundary, will be permitted where they:

“c) Do not have a severe adverse impact on the strategic and/or local road network”

It is unequivocal that any development that has access from Newgate lane will have a severe detrimental impact on the Lower Quay traffic choke point, already identified as over-capacity and an Air Quality Management Area. The congestion through these choke points at peak times also regularly extends back to and impacts on the strategic road network of the M27 and A27.

3. The additional traffic congestion will also have a direct impact on the development and success of the Daedalus Economic Zone and further denigrate the quality of life for all those living south of proposed development site.

3.1 Fareham’s own Strategic Development Strategies SO1, SO2, SO3, SO4, SO5, SO10, SO11 and SO12 will all be severely prejudiced

4. It would appear that little recognition has been given to the fact that this proposed development is closer to GBC services (Schools, Health and most amenities) than those provided by Fareham. Thus the demand and costs of services provision will fall disproportionately on a neighbouring authority which will not benefit from the additional Council Tax income.

5. The LRA sincerely hopes FBC will take seriously, with due democratic responsibility, the factors outlined above in any decision on this outline plan.

For: **Lee Resident’s Association**