

# Community Action Team Meeting



Chairman  
Cllr Leslie Keeble



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# Newlands Farm Planning Application Introduction

Councillor Seán Woodward  
Executive Leader  
Fareham Borough Council



# Newlands Farm Planning Application

Mark Wyatt - Principal Planner Strategic  
Sites (Development Management)

# Background

## 2014

- Hallam Land Management (HLM)
- Application for 1500 homes
- Development in the Countryside
- Strategic gap
- Highways Authority concerns about roads
- Natural England concerns about wildlife

## 2014 – early 2016

- HLM research into issues raised in consultations
- Amend proposals
- HLM web consultation to local community

## February 2016

- HLM second planning application validated
- Original application withdrawn



# What are the changes?

- Reduction from 1550 to 1100 homes
- West of Oxley's Coppice no longer part of the scheme
- Playing fields moved north of the bypass and nearer to housing
- School moved next to Longfield Avenue close to Bishopsfield Rd junction



# What are the changes?

- Highway and streetscape improvements to Longfield Avenue and Bishopsfield Road
- “High street” to promote pedestrian priority
- High Street to include shops and a care home
- Public square extended



# What are the changes?

- Stubbington bypass route changed in line with Hampshire County Council's plans
- Number of access points to the bypass reduced from three to one
- Scheme is not dependant on the delivery of the Stubbington bypass





# The new application

- Made in outline
- Access is the only matter for consideration
- All other matters (Appearance, Landscaping, Layout and Scale) reserved for future approval

# Strategic Gap

- Over 1,000m wide in places currently
- Reduced to approx. 370m
- Even less with open space and bypass accounted for

# Strategic Gap



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# Strategic Gap



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# Roads and junctions

- Includes part of the Stubbington bypass to link Gosport Road with Peak Lane
- New roundabout at the junction of Bishopsfield Road and Longfield Avenue
- New junction broadly opposite Dunstable Walk
- New junctions on Peak Lane, just south of the junction with Longfield Avenue

# Proposed new junctions



# Residential

- Up to 1,100 dwellings
- Up to 40% would be affordable
- Mix of 2-5 bedrooms
  - 2 Bed Apartment - 55 (5%)
  - 2 Bed House - 275 (25%)
  - 3 Bed House - 440 (40%)
  - 4 Bed House - 275 (25%)
  - 5 Bed House - 55 (5%)
  - Total - 1,100 (100%)



# Facilities & Amenities

- GP Surgery & Flexible Treatment Rooms
- Primary School
- Public House
- Retail Space
- Care Home
- Various Open Spaces:
  - Grassland and meadow areas
  - Play areas
  - Sports pitches
  - Allotments
  - Drainage





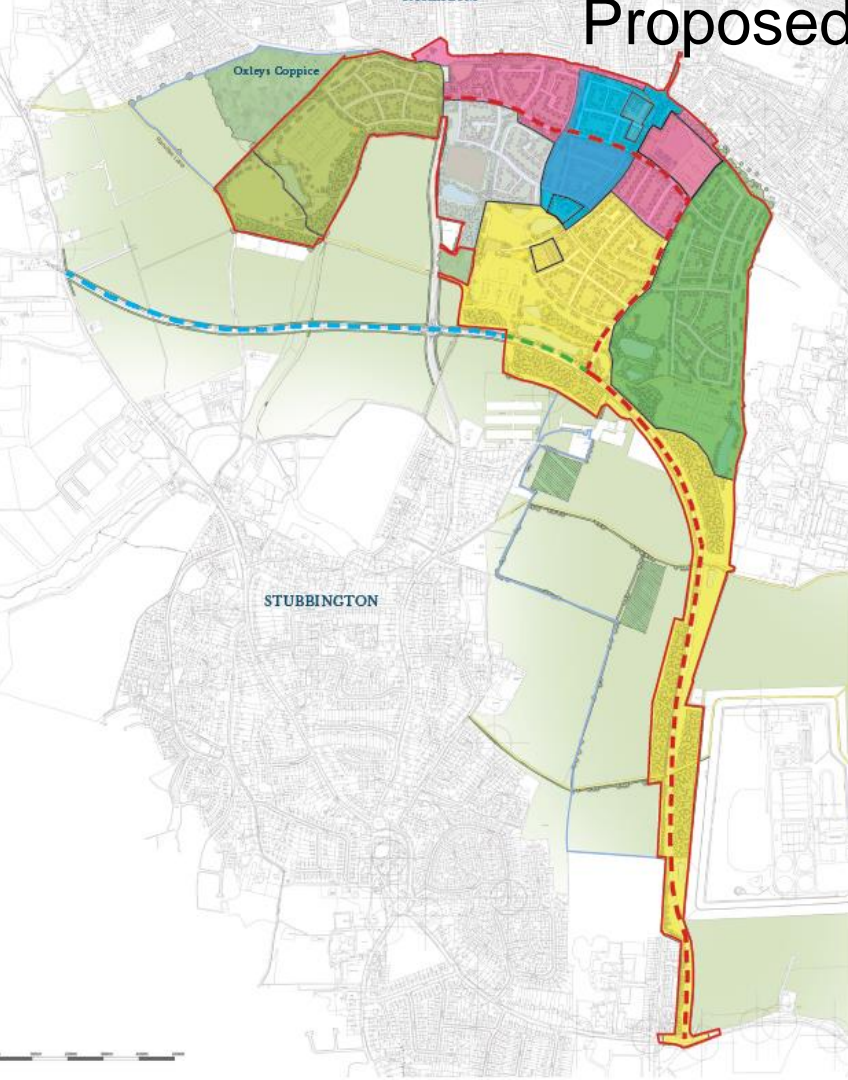
# Facilities and Amenities



- 1) GP surgery
- 2) School
- 3) Retail
- 4) Care Home
- 5) Public House
- 6) Allotments
- 7) Bypass

HMS Collingwood

# Proposed Phasing



- Phase 1**
  - 170 dwellings completed.
  - Open space provided.
  - Health centre completed.
  - Flexible retail units completed.
  - Care home completed

- Phase 2**
  - 225 dwellings completed.
  - Open space provided.
  - Townscape improvements along Longfield Ave completed.
  - 2.5 Form Entry primary school (completed to shell and core).

- Phase 3**
  - 215 dwellings completed.
  - Open space provided.
  - Pub / Family Restaurant and playing fields completed.
- Phase 4**
  - Bypass within application site completed - to include adjacent planting and Green Infrastructure.
- Phase 5**
  - Safeguarded land for Bypass within Redline Area. To be delivered by others via a separate application.

- Phase 6**
  - 260 dwellings completed.
  - Open space provided.

- Phase 7**
  - 130 dwellings completed
  - Open space and allotments provided.

- Phase 8**
  - 100 dwellings completed
  - Open space and playing fields provided.

- Bypass:**
  - Completed Bypass subject to a separate application by others- Time frame to be determined.

# Issues to consider

- Compliance with the Council's development plan
- The principle for development – policy of restraint
- Amenity
- How viable are the proposals?
- How achievable is the proposed phasing?
- The mix of uses proposed
- Highways – on site and off site



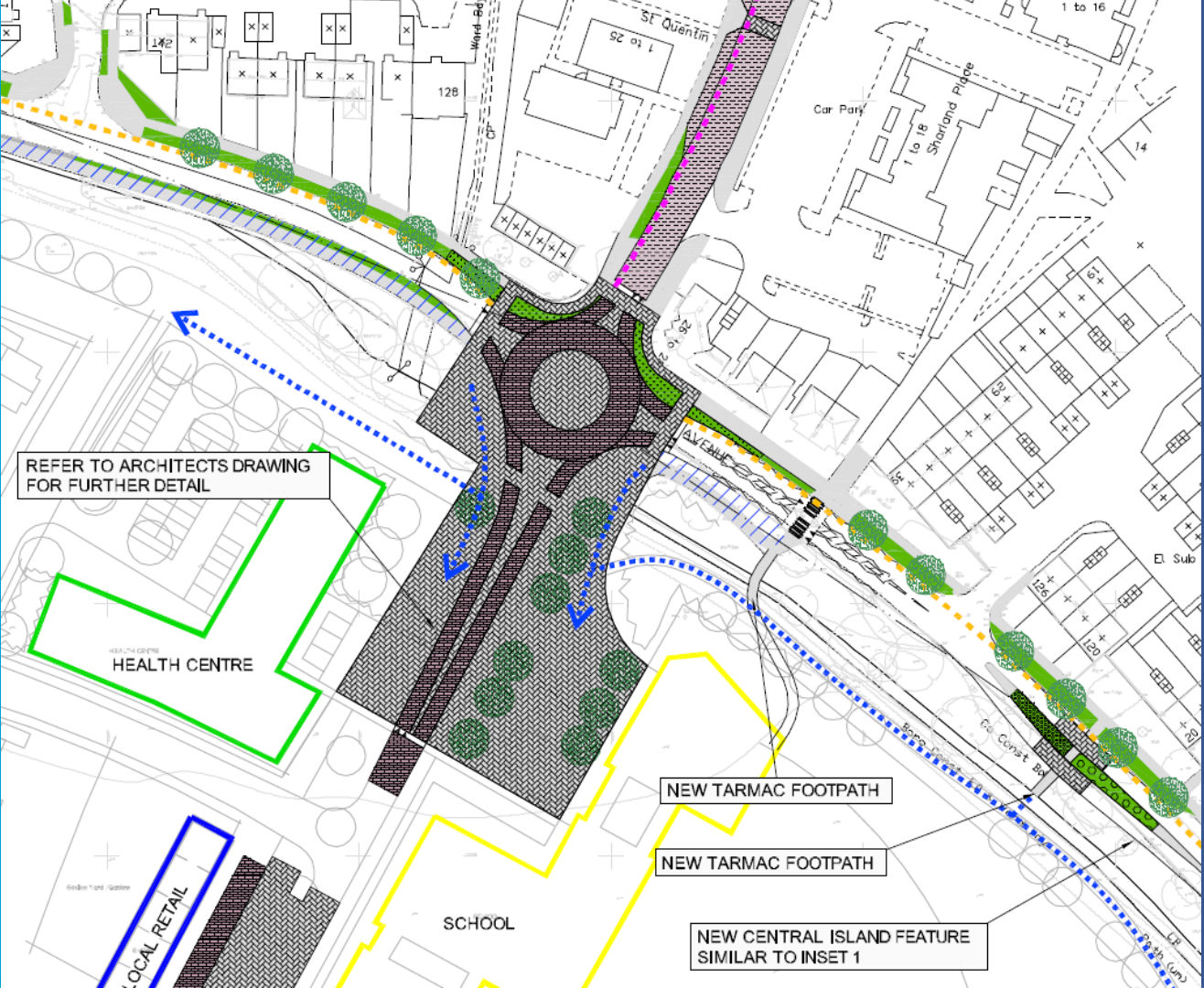
# Issues to consider

- Landscape / gap impact
- Ecology
- Flood risk and drainage
- Green and open space provision
- Other material considerations



# Having your say...

- Comment Online
  - View details online – search using application reference: P/15/1279/OA
- Email:
  - [mwyatt@fareham.gov.uk](mailto:mwyatt@fareham.gov.uk)
- Write to us
  - Fareham Borough Council
  - Civic Offices
  - Civic Way
  - Fareham
  - PO16 7AZ



REFER TO ARCHITECTS DRAWING FOR FURTHER DETAIL

HEALTH CENTRE

LOCAL RETAIL

SCHOOL

NEW TARMAC FOOTPATH

NEW TARMAC FOOTPATH

NEW CENTRAL ISLAND FEATURE SIMILAR TO INSET 1



UBBINGTON

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