

Introduction:

This note is a response to the Council's Actions arising from the Hearing Sessions relating to Issue 9 in document DCD-26: Facilities and Infrastructure (DSP48-DSP56).

It is on behalf of Sustainable Land PLC and the Hammond Family who have interests in land east of Newgate Lane and north of Gosport Road, Fareham. The potential for sustainable residential development in this area has been promoted through successive stages of Fareham Borough Council's Core Strategy and Development Sites and Policies Plan. The case for residential development east of Newgate Lane has been reinforced by Hampshire Council's confirmation of their preferred route for the re-alignment of Newgate Lane, which will fragment agricultural land holdings, and by further evidence of future housing requirements in the South Hampshire Strategic Housing Market Assessment (SHMA) of January 2014.

There are related statements on Issue 2 (The Existing Settlements, DCD-20), Issue 7 (Housing Allocations, DCD-24) and Issue 10 (Delivery and Monitoring DCD-27).

Our comments on Issue 9 relate to:

1. The Joint Statement with Hampshire County Council (DCD-17) on the implications of reports DCD-15 and DCD-16 on Improving Access to Fareham and Gosport; and
2. Implications of DCD-17 including necessary changes to text and/or policies and the Policies Map.

The Joint Statement was tabled at the hearings in November. It provides a useful factual update on the programme of road improvements and it is clearly appropriate for the proposed route alignments to be safeguarded in the Development Sites and Policies Plan. However, the Joint Statement and DCD-26 also include unjustified comments about the implications for the Strategic Gap of the Newgate Lane South re-alignment. These implications have not yet been properly assessed, as acknowledged by David Hares Landscape Architecture in the response to the Inspector's question about the methodology of the Strategic Gap Review (Appendix 1 to DCD-20) which is also referred to in our note on Issue 2.

The proposed modification to the supporting text to modified Policy DSP49 includes the following statement as paragraph 62: *'The scheme will require careful consideration to ensure that the route does not undermine the purpose of the Strategic Gap and does not*

result in any significant adverse effect on the physical or visual separation of Stubbington/Lee on the Solent and Fareham/Gosport. All stages of design, as the scheme progresses, will need to take account of the principles and criteria set out in Policy CS22 of the Core Strategy.'

We believe that the proposed re-alignment of Newgate Lane South should be coordinated with a positive land-use planning response in the Development Sites and Policies Plan. In particular, the plan should include statements about the need to maintain access to land east of the re-aligned Newgate Lane and allow for future access to development opportunities east of Newgate Lane, on the boundary of Gosport, to accommodate the housing needs of Fareham and Gosport, in conjunction with a re-alignment of the Strategic Gap boundary, as described in our hearing statements.

The modified policy DSP49 and the supporting text in paragraph 61 that safeguard the re-alignment of Newgate Lane South should therefore be amended further to include commitments to maintain access east of Newgate Lane for existing uses and future development opportunities and to remove the Strategic Gap in this area.