



## Local Plan Matter 2 – Development Strategy, Landscape & Strategic Gaps

I am Alison Roast the Deputy Chair, and Lead on the Planning Sub Group and speak on behalf of the Lee Residents Association, which has over 1600 members.

Fareham's Local Plan being considered today sets out their plans for the future development and embeds the latest iteration of the 5-year housing supply requirements. Within their development strategy they set down guidelines including 'Landscape countryside' and Settlement Boundaries and the desire to respect settlement identity. Fareham states that any proposals for developments are to be judged in terms of their location, scale and design. They are to be tested against policies in their Local Plan in particular DS2 on Strategic Gaps, DS3 on Landscape & policy D1 on Design.

Fareham also details in a 'Technical Review of Areas of Special Landscape Quality and the Strategic Gaps' (2020) it recognises the intrinsic character and distinctiveness of these relatively underdeveloped areas in the Borough.

The primary purpose of identifying Strategic Gaps is to prevent the coalescence of separate settlements and help maintain distinct community identities, this is clearly defined in Policy DS2 that are identified as follows:

- 1) Fareham / Stubbington and the Western Wards (Meon Gap)
- 2) Fareham / Bridgemarky and Stubbington / Lee-on-the-Solent (Fareham Stubbington Strategic Gap)

And stipulates that: Development proposals should not be permitted where they significantly affect the integrity of the gap and the physical and visual separation of settlements or the distinctive nature of settlement characters.

Landscape and policy D1 on Design any new development will need to be respectful of the landscape and character of the area, the amenity of any neighbouring development and must not have an adverse effect on traffic or noise. Any proposed development should consider its relationship to, and its impact on the local road network.

Thus, this is not just a case of losing green space, Gosport is the largest UK town without a rail link and traffic congestion is notorious, impacting on the economy, health, access to services and the general 'Quality of Life.'

It is imperative to safeguard effective unhindered strategic transport routed through the Strategic Gap. Business and residents to the south of the gaps have suffered years of disadvantage by blighted access. The new routes have been funded to remove the detriment and encourage new employment within an Enterprise Zone. The impacts of additional housing to serviced from these routes will immediately bring back the congestion stranglehold and heighten the national recognised Air Quality danger area that building in the strategic gap cannot avoid aggravating.

The Lee Residents Association concerns are not just for residents but for all those living, working or running a business in the South of the Strategic Gap. To summarise, our concerns are:

- Any development would reduce the vital Strategic and Settlement Gap between Fareham and the Gosport peninsula merging the quite distinct identities of these historic locations toward that of the ubiquitous South Coast ribbon development.



- It would undo the improvement afforded by the newly opened Newgate Lane relief road and the potential benefits of the yet to be completed Stubbington By-Pass and once again hamper many residents the ability to reach main health, economic and centres of employment
- It will significantly add to the congestion on any route to the Gosport/Stubbington peninsula
- Damage the local economy and business to the south of the development including the Solent Enterprise Zone and aggravate the extraordinarily low job count per head in Gosport
- It will accentuate the Lower Quay Air Quality Management Area danger by further increasing the levels of pollution
- Due to the congestion stranglehold, it will burden Gosport Borough Council with significant and unwarranted social, educational and health demands, further reducing the quality of life of all residents to the south of the development

Any development in the proposed Local Plan sited in this important Strategic Gap could not be classed as 'good growth' in the National Planning Policy Framework, the guidelines that govern all growth. It would also counter the principles of the Partnership for Urban South Hampshire (PUSH) the collegiate body that was established to represent the democratic interests of all local authorities.

The LRA supports the CS22 policy and the retention of the Strategic Gap, erosion of this Gap would have an undesirable impact on the surrounding Area and is contrary Fareham's Policy CS22.

## **Lee Residents Association Planning**