



### Matter 6.6 - Allocations Site HA55 - Land South of Longfield Avenue

My name is Alison Roast, I am the Deputy Chair, and Lead of the Planning Sub Committee for Lee Residents Association, who have over 1600 members.

The Lee Residents Association (LRA) objects to the inclusion of HA55 in the proposed Fareham Local Plan revised 2037 on the following grounds:

1. The proposed development is not in line with policy CS22 of the FBC adopted Local Plan in which it states the policy regarding the Strategic Gap.
2. Due to the detrimental impact on the road network both alone and in combination with the possible other speculative development if located within the Strategic Gap. This effect will not just impact on Gosport and Lee-on-the-Solent but equally to the whole of the Gosport, Stubbington peninsula.
3. The inclusion of HA55 is not in line with Fareham's adopted Local Plan and the emerging revised Local Plan 2037. Fareham's emerging Reg. 19 Local Plan, just issued, sets out the Boroughs plans for future development and embeds the latest iteration of the 5-year housing supply requirements. Within this development strategy it sets down guidelines including 'Landscape and countryside' and Settlement boundaries and the desire to respect settlement identity.

Policy **DS1** states that any development should "recognise the intrinsic character and beauty of the countryside and, if relevant, do not significantly affect the integrity of a Strategic Gap."

**DS2** states: "In order to prevent the coalescence of urban areas and to maintain the separate identity of settlements, Strategic Gaps are identified as shown on the Policies map between the following areas:

- 1) Fareham / Stubbington and the Western Wards
- 2) Fareham / Bridgemary and Stubbington / Lee-on-the-Solent (Fareham/Stubbington Strategic Gap) Development proposals will not be permitted where they significantly affect the integrity of the gap and the physical & visual separation of settlements or the distinctive nature of settlement characters.
- 3) Policy **CS22** in the currently adopted Local Plan with reference to Development in Strategic Gaps states that 'development proposals will not be permitted either individually or cumulatively where it significantly affects the integrity of the gap and the physical and visual separation of the settlements.'

The gaps between settlements particularly between Fareham and the Western Wards and Fareham and Stubbington, help define and maintain the separate identity of individual settlements and have strong local support. The PFSH authorities have agreed a joint policy framework which underpins the designation of settlement gaps in South Hampshire. In addition, the settlement Gap between Gosport/Fareham and Lee-on-the-Solent/Stubbington is considered of Sub regional importance and is identified in the South Hampshire Strategy.

The Lee Residents Association and its members remain very concerned of the impact of any development within the Strategic Gap and for all citizens living or working in the Gosport/Fareham Peninsula to the South of the Strategic Gap. These points listed are widely held views and are important enough to summarise as follows:

- The housing would significantly reduce the vital Strategic Gap between Fareham and the Gosport peninsula
- It will cause further congestion on all already overburdened routes on and off the Gosport Peninsula. This particular application will also cause significant through traffic on narrow



and already difficult to negotiate feeder roads and residential estate roads, already hampered by unavoidable on street parking.

- The traffic stranglehold and congestion will damage the local economy and business to the south of the development including the Solent Enterprise Zone and hamper Gosport's much needed recovery
- There will be a significant reduction in the quality of life on the roads that access this development area through congestion, noise and pollution
- It will unavoidably aggravate the Lower Quay Air Quality management area & increase the already damaging levels of pollution. It cannot be overlooked there are no other viable transport alternatives than by road and even public transport services are quite limited

We are also concerned that any new development will undermine recent and currently being constructed strategic transport routes. The improved routes, long overdue, have only been designed to relieve present traffic demands for the Gosport/Fareham peninsular they were not designed to support additional development. Gosport already has one of the lowest counts of job availability on the peninsula, further aggravation of the travel to work obstacles can only hamper economic recovery.

All these disadvantages will also apply equally to all the residents of the proposed new development. Neither does any development in the Strategic & Settlement Gap between Fareham, Gosport, Lee-on-the-Solent and Stubbington qualify as 'good growth' as defined in the National Planning Policy Framework.

The Planning Inspectors comments/findings, surrounding the dismissal of two applications in the same Strategic Gap, are as follows:

"I consider that the main issues in these cases are: the effect of the proposals on the character and appearance of the area; the effect on highway safety; whether, with reference to accessibility, the schemes would be sustainably located; the effect on the spatial development strategy for the area; and, the effect on housing land supply."

He also felt the massing of each development would affect the openness of the Local Land Character Area. He felt that overall, the significance of the visual impact would be moderate to moderate/major adverse. It would have a significant adverse effect on the appearance of the area. He also states: "I consider overall that the proposals would cause significant harm to the integrity of the Fareham-Stubbington Gap and the physical and visual separation of settlements, with particular reference to the experience of travellers along the Newgate Lane East section of the Newgate Lane East/B3334 Gosport Road key route, contrary to the aims of LP1 Policy CS22.

**Recommendation:** The LRA recommends that the proposed HA55 from FBC revised Local Plan 2037 should be removed from Fareham's 5-year housing projections

**For: Lee Residents Association**