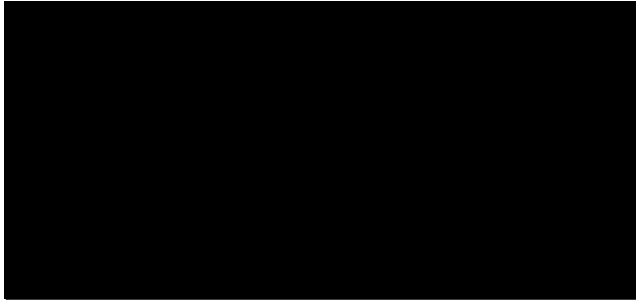


Department of Planning Strategy & Development
Fareham Borough Council
Civic Way
Fareham
PO16 7AZ



Western Wards
HA15 & HA26

4 December 2017

Ref: Draft Local Plan 2036

Dear Sirs

I refer to the above draft local plan and in particular the proposal **HA15** for 30 houses at Beacon Bottom West and Proposal **HA26** for a further 5 houses at Beacon Bottom East.

Strategic Policy SP5 - *Development outside of the urban areas will be strictly controlled to protect the countryside and coastline from development that may cause adverse harm to its character and appearance.* Beacon Bottom has an ancient holly hedge at its northern side which with the very narrow road gives the appearance and actuality of a traditional English country lane. The building of houses along the northern side will inevitably destroy this hedge and the character and appearance of both the road and area – totally against the terms of SP5.

Strategic Policy SP7 - *There will be a presumption against new residential development outside of the urban area. Residential development in countryside locations will be permitted in instances where it can be demonstrated:-*

d) It comprises one or two new dwellings which infill an existing and continuous built-up residential frontage, where:

1) The new dwellings and plots are consistent in terms of size and character to the adjoining properties and would not harm the character of the area; and

2) It does not result in the extension of an existing frontage or the consolidation of an isolated group of dwellings; and

3) It does not involve the siting of dwellings at the rear of the new or existing dwellings.
Clause A, B & C do not apply.

The following clauses will all be compromised by the developments HA15 and HA26:-

Clause D1 – The new dwellings proposed will definitely harm the character of the area by destroying the open countryside and the ancient hedge row.

Clause D2 – The new dwellings will extend the existing frontage on the north side of Beacon Bottom from No.24 to the western Woods and bend in the road.

Clause D3 – The new dwellings will be sited at the rear of existing dwelling, No. 24 Beacon Bottom.

Natural Environment Policy NE1 - *Development proposals must respect, enhance and not have severe adverse impacts on the character or function of the landscape that may be affected, with particular regard to:*

- a) Intrinsic landscape character, quality and important features;*
- b) Visual setting, including to/from key views;*
- c) The landscape as a setting for settlements, including important views to, across, within and out of settlements;*
- d) The landscape's role as part of the existing Green Infrastructure network;*
- e) The local character and setting of buildings and settlements;*
- f) Natural landscape features, such as trees, ancient woodland, hedgerows, water features and their function as ecological networks.*

The proposals HA15 and HA26 will have severe adverse impacts on both the character and function of the existing landscape along Beacon Bottom and all clauses A – F would be compromised by allowing these land areas to be developed.

Roads – Beacon Bottom is a narrow country lane where vehicles can only travel in one direction at a time – there is not enough road width for even the smallest vehicles to pass each other. An additional 35 to 70 cars created by the proposed developments HA15 and HA26 trying to negotiate this section of road each day will be chaotic.

All residents of Beacon Bottom and the Beacon Estate already have to queue to exit on to the Botley road at most times of day, the extra vehicular load coupled with:-

- a) The Botley road getting busier every day due to Whiteley traffic.
- b) The plan to open Rookery Avenue up between Whiteley and the Botley road.
- c) The large number of new dwellings planned for Whiteley North.
- will all inevitably lead to the necessity of a new road junction for Beacon Bottom/Botley Road.
- d) The addition of extra vehicles in respect of the three developments under construction on Botley Road.

Infrastructure

Proposed developments HA15 and HA26 do not infill the existing urban area they extend it out into open countryside.

It is completely unnecessary to develop this rare green countryside area which currently divides the villages of Park Gate and Swanwick and in the process destroy the existing character of the area.

I have lived in Beacon Way for 39 years. The estate as it is now, is as was originally planned and built and should remain so. The land identified in Beacon Bottom is and always has been grazing land for horses, and indeed is where the ponies lived that I used to look after as a child and is one of the few bits of greenery left in Park Gate. It is also a haven for wildlife, badgers, deer and foxes.

Fareham Parking Enforcement and our local Councillors are well aware of the parking issues on the estate as it has become a local car park for users of the train station, employees of local businesses and residents of the flats in Station Road. Parking Enforcement regularly patrol the estate and have issued fixed penalty notices. I attach a comment taken from Facebook where someone has quite openly said that they use Beacon Bottom to park their car in before they go to work.

The junction of Beacon Bottom and Botley Road is dangerous and getting out onto the road is hazardous, not only for vehicles but also for pedestrians walking to and from the railway station and children walking to and from school. There is actually what is deemed to be a "safe" crossing point directly to the side of Beacon Bottom, it's anything but. I am able bodied and have good eyesight but I wouldn't want to cross there given the speed that vehicles travel. If any such development were to be built this junction needs some serious improvements.

The proposal to put 26 dwellings at number 69 Botley Road is only going to add to the misery already caused by deliveries to the Village Inn and Hamble Heights who park on Botley Road. Access to and from Hamble Heights is already very dangerous as it is opposite Duncan Road and is made worse that there is insufficient parking for visitors who also park on Botley Road.

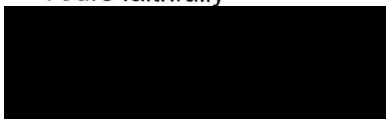
Pollution is at an all time high and considering the UK is obsessed with pollution levels, all these extra dwellings are only adding to that on the gridlocked roads in this area.

The doctors surgery is at bursting point as are our schools. Serious thought needs to be given to improving our roads, doctors and schools before further building takes place.

Park Gate has had its fair share of dwellings, and there are in fact a further 3 sites on Botley Road that are currently under construction.

Please reconsider and remove these two proposals from the Local Plan 2036.

Yours faithfully

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