



HOUSE OF COMMONS

The Rt Hon Robert Jenrick MP LONDON SW1A 0AA
Secretary of State
Ministry of Housing, Communities and Local Government
2 Marsham Street
Westminster
London
SW1P 4DF

28 May 2020

Dear Robert,

REF: APP/A1720/W/20/3252180 and APP/A1720/W/20/3252185

I am writing to you to request that the above appeal for Fareham Land LP's plans for up to 75 houses to be developed on Newgate Lane and the above appeal for Bargate Homes' plans for up to 115 houses to be developed on the land at Newgate Lane (South) be recovered.

Both of these applications have been appealed due to non-determination by Fareham Borough Council. APP/A1720/W/20/3252180 is regarding Fareham Land LP's plans for up to 75 houses to be developed on Newgate Lane. APP/A1720/W/20/3252185 is regarding Bargate Homes' plans for up to 115 houses to be developed on the land at Newgate Lane (South) Fareham. These plans propose up to 190 homes in the strategic gap between Gosport, Fareham and Stubbington but I am convinced that they are merely a 'fishing exercise' for a future potential development of hundreds more homes.

The agents for both of these planning applications is Pegasus Planning Group. There is also a further planning application P/19/1260/OA for 99 homes on adjacent land currently under consideration, the applicant is Bargate Homes' as above.

It is also worth noting previous concerns surrounding Fareham Borough Councils behaviour in regard to planning applications, namely in the decision of P/16/0557/OA. This application was requested to be called in and a verbal agreement was in place with Fareham Borough Council that it would not issue planning permission without prior notification of its intention to do so, to allow the Secretary of State time to consider the application, including the matters raised in the requests to call in. Fareham Borough Council subsequently issued its decision notice without prior notification to the department. The Chief Planning Officer, Mr Quartermaine and the then, Minister Jake Berry, wrote to Fareham Borough Council expressing their disappointment and said that they would consider taking a tougher line with Fareham should a similar situation arise in the future.

APP/A1720/W/20/3252180 is not consistent with existing Fareham Borough Council Core Strategy Policies CS11, CS14 and CS22 and with Fareham Borough Council's Local Plan document Development Sites & Policies DSP2. It has received objections from Gosport Borough Council, Hampshire County Council Highways. It also received 123 comments from members of the public, 122 of these objecting to the proposal, with just one comment in support of the proposal from a resident of London.

APP/A1720/W/20/3252185 is contrary to existing Fareham Borough Council Core Strategy Policies CS6, CS11, CS14, CS22 and Fareham Borough Council's Local Plan document Development Sites & Policies DSP6 and DSP40. It has received objections from Gosport Borough Council, Hampshire County Council Highways and over 400 members of the public.

Therefore, you can understand the strength of feeling of the local community in regards to these applications. Further to the specific applications, a petition to object to building houses on the strategic gap, which was set up in relation to these two applications, has also reached just shy of 900 signatures.

Although these developments are in the Gosport Constituency, they are not in Gosport Borough. They are actually at the furthest edge of Fareham Borough, abutting Gosport. Gosport as a Borough is 72% built on, as opposed to the national average of 6%. In contrast to Gosport, Fareham is only 38% built on. While acknowledging the need for new homes, they should first and foremost be built on the ample brownfield sites in our area, not green spaces, which few and far between. I strongly believe this area should be maintained as a strategic countryside gap.

Back in July 2017, this part of Fareham Borough was flagged as one of 23 nationally with dangerously high air pollution levels - with some extremely tough measures considered by Fareham Council, including making the only access road to the Gosport peninsula a toll-road. It's incredible to me that further development could even be considered in this location, it would simply add to the excessive pollution in the area, adversely affecting the health and wellbeing of local residents. The sites are poorly served by public transport and would be heavily car dependant which, in turn, would adversely impact on air quality in the nearby Air Quality Management Area.

Locally, with 0.51 of a job per working adult on the Gosport peninsula, we have the joint 7th lowest Job Density in England and the lowest Job Density in South East resulting in over 20,000 people out commuting from the peninsula every day. Developing homes at this site would create excessive pressure on our already overburdened roads, the difficulty of getting in and out of the Gosport peninsula is infamous and adding so many more cars to the local roads, we are the largest town in the UK without a railway. This development would negate any infrastructure works that have been carried out and are underway and will cause the local infrastructure issues to become unmanageable.

These developments would also negate the benefits derived from the recent improvements to Newgate Lane, Newgate Lane was never designed or envisaged to facilitate large scale housing development. The improvements to Newgate Lane were intended to improve

CAROLINE DINENAGE MP

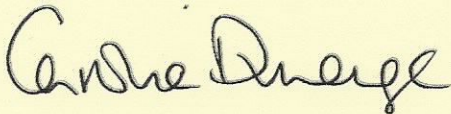
access, not only to the Gosport peninsula, but to the Enterprise Zone. Compromising access may have a detrimental effect on business confidence at the Enterprise Zone discouraging further investment and potentially driving away existing businesses.

This proposal threatens the strategic gap and the only undeveloped green space in the Gosport Constituency. I believe it is vital that we protect this land as a stretch of countryside that keeps communities distinct and prevents urban sprawl, whilst providing valuable green space to the local community.

I sincerely hope you will consider the strong concerns and devastating effects surrounding these applications when deciding whether or not to recover the appeals.

I look forward to hearing from you.

Yours sincerely,

A handwritten signature in black ink, reading 'Caroline Dinenage'. The signature is written in a cursive, flowing style.

Caroline Dinenage MP

cc. Planning Inspectorate