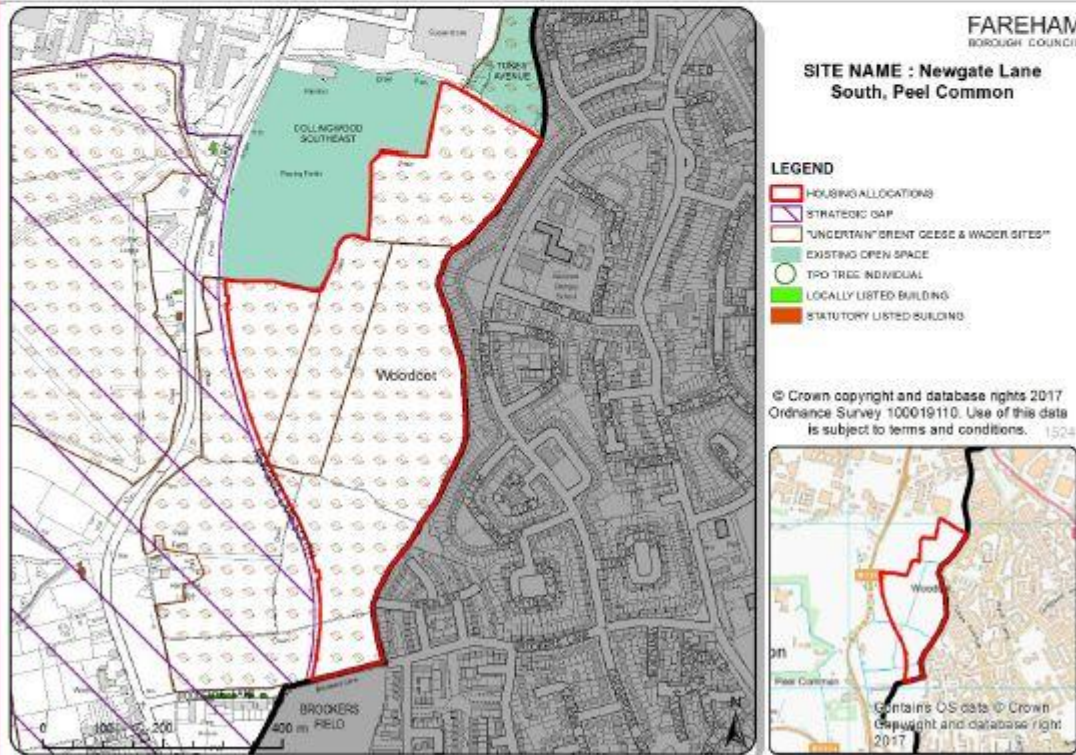


DEVELOPMENT ALLOCATIONS



Housing Site: HA2	SHLAA Reference: 3133 (incorporating 3002, 3028 and 3057)
Name: Newgate Lane South	Proposed Use: Residential
Location: Peel Common	Indicative Capacity: 475 dwellings
Size: 22.4ha	Planning Status: None



Planning permission will be granted provided that detailed proposals accord with the policies in the Local Plan and meet the following site specific requirements:

- a) The design and layout of proposals shall be informed by and be consistent with the Development Framework in Appendix D; and
- b) The quantum of housing proposed shall be broadly consistent with the indicative site capacity; and
- c) Primary highway access shall be focused on Newgate Lane South in the first instance, with Brookers Lane having the potential to provide secondary access for a limited number of dwellings; and
- d) The provision of a north-south natural greenspace buffer of 25 metres minimum width between proposed development and both the boundary of the Newgate Lane South highway and HMS Collingwood playing fields, in accordance with the Development Framework in Appendix D; and
- e) The provision of pedestrian and cycle connectivity between adjoining parcels as

identified by the Development Framework, as well as safe pedestrian/ cycle crossing points of Newgate Lane South, safe and accessible walking/ cycling routes to local schools, open spaces and nearby facilities in Woodcot/Bridgemyr.

- f) The provision of vehicular highway access between individual development parcels, as identified by the Development Framework, without prejudice to adjacent land in accordance with Policy D4; and
- g) Building heights shall be limited to a maximum of 2.5 storeys, except for buildings which front onto Newgate Lane South and Bridgemyr/Woodcot where building heights shall be limited to a maximum of 2 storeys; and
- h) Existing trees subject to a Tree Preservation Order should be retained and incorporated within the design and layout of proposals in a manner that does not impact on living conditions; and
- i) Existing drainage ditches on-site should be retained and enhanced as part of a Sustainable Drainage System (SuDS) incorporated within the overall green network for the site; and
- j) Proposals shall either provide directly, or provide the mechanism for the delivery of the following infrastructure, having regard to national legislation on pooling contributions:
 - Off-site highway improvement and mitigations works; and
 - Local schools and early-years childcare improvements (as identified by the Local Education Authority); and
 - A Neighbourhood Equipped Area of Play (NEAP) and a Multi-Use Games Area (MUGA) for older children on-site as shown on the Development Framework; and
 - Improvements to existing off-site sports facilities at Brookers Field and Tukes Avenue.

This site allocation is based around the delivery of the new section of highway known as Newgate Lane South. The road scheme is third stage of work on the Newgate Lane corridor, linking the improvements at the northern section of Newgate Lane, undertaken in 2014/15 and the Peel Common roundabout, in 2015/16. It replaces the existing route for through traffic. The scheme has both planning consent (P/15/0717/CC and 15/00382/HCC3) from Hampshire County Council and agreed funding from the Solent LEP. Furthermore, in summer 2017 construction of the new road commenced, with the works estimated to take approximately 12 months to complete. Once completed, the new road will form the western boundary of this site allocation.

The allocated land comprises a number of different site promoters. As such, the Council has composed a Development Framework (Appendix D) for the site which sets out the rationale and approach for achieving a comprehensive and coordinated development that allows for excellent connectivity throughout the site and to the surrounding area, whilst allowing for development to come forward on a phased basis.

The open space and equipped play space need has been derived when considering the overall quantum of development and how and where this can be best achieved within the overall comprehensive development.