Welcome

Welcome to this public exhibition which sets out Bargate Homes’ outline proposals for the residential development of up to 100 high quality homes on land adjacent to 125 Greenway Lane, Warsash.

Today’s exhibition has been arranged to provide you with an opportunity to review and provide feedback on the proposals ahead of the preparation and submission of an outline planning application.

We hope that you find this event informative and we would be grateful if you could take the time to complete one of the comment forms available. Otherwise you can submit your comments via post, email or online at the details provided on the final exhibition board.

Thank you for your interest and for taking the time to attend today’s event.

Bargate Homes

Bargate Homes has earned a reputation for bespoke, high-quality, sustainable developments. Their efforts have been recognised by prestigious awards including the ‘Best Large Housing Development’ 2012 and shortlisting for the ‘Best Change of use of an Existing Building or Conversion’ 2013 and ‘Best Small New Housing Development’ 2013 and 2015.

If you would like further information about Bargate Homes or the work they do, please visit: www.bargatehomes.co.uk
The proposed development site consists of a 3.4 hectare parcel of land to the south of Greenaway Lane, Warsash. At present, the site comprises an agricultural field with glasshouses / buildings and an aerial mast within the south eastern corner. There is also a dilapidated building adjacent to the northern boundary along Greenaway Lane.

The site is surrounded by existing residential development to the west and the north along Brook Lane and Greenway Lane respectively. The inverted north east boundary is defined by the garden boundaries of five detached residential properties located along the southern edge of Greenaway Lane. Vero Ltd, a domestic self-storage business is located to the east and there are a number of commercial glasshouses within the surrounding area.

The site forms part of a wider proposed site allocation by Fareham Borough Council for circa 700 dwellings on land to the north and south of Greenaway Lane under Policy HA1 of the Draft Fareham Local Plan 2036.

The proposed application for the development of land adjacent to 125 Greenaway Lane presents an opportunity to help meet the housing land supply shortfall in the Borough through the delivery of up to 100 residential dwellings.

The following boards identify the key site constraints and opportunities before setting out how the site could be developed.
Constraints and Opportunities

In designing the proposed scheme, the project team has considered the site constraints and opportunities which in turn have been used to inform the illustrative masterplan.

Constraints
• Protection of residential amenities.
• Protection of existing trees and vegetation as appropriate.
• Protection of ecology and retention of buffer zones along site boundaries.
• Surface water drainage and retention of existing run-off rates.
• Coordination with neighbouring development proposals as appropriate.
• Aerial mast in south eastern corner of the site.

Opportunities
• Provision of much needed open market and affordable housing in a sustainable location close to existing services and facilities.
• Removal of dilapidated and unsightly buildings and enhancement of visual amenity.
• Enhancement of landscaping along the frontage of Greenaway Lane.
• Significant open space provision including a north-south public open space corridor improving connectivity and establishing a wildlife corridor.
• Strengthening of boundary vegetation retaining a sense of visual containment and protecting residential amenity.
• Provision of a shallow infiltration zone and use of permeable surfaces to encourage sustainable drainage practices.
The Proposed Development

The forthcoming planning application is for the residential development of up to 100 dwellings including details of site access. The application seeks outline approval and as such the layout, scale and appearance of the development is not being considered at this stage. The masterplan set out below is therefore illustrative only to demonstrate how the site could be developed in principle.

The illustrative masterplan has been developed to respond to the site constraints and opportunities set out above. It includes a mix of family homes. In accordance with Local Plan policy, 40% of the dwellings would be affordable homes.

In particular, the illustrative layout seeks to provide an extensive north-south green corridor running through the site, enhancing pedestrian connectivity with the surrounding area whilst also establishing a valuable wildlife corridor to enhance biodiversity.

Boundary vegetation will be retained and enhanced through the provision of additional trees and hedges to complement the character of the surrounding area.

Proposed dwellings positioned along the site frontage and adjacent to existing residential properties will be set back behind a landscaped buffer to enhance the leafy character of Greenaway Lane and to protect the amenities of existing residents.

Further details of how key technical and environmental considerations have influenced the illustrative site masterplan are set out on the following boards.