

Community Action Team Meeting (CAT)

Date

Who was there?

Present: Cllr Sean Woodward, Cllr Keith Evans, Cllr Peter Davies, Cllr Mike Ford, Cllr Katrina Trott, Cllr Shaun Cunningham.

Residents: approx. 120

What was talked about?

A presentation was given about the Welborne Outline Planning Application recently submitted by Buckland Development Limited. Executive Leader of Fareham Borough Council, Cllr Woodward gave a brief introduction. This was followed by Mark Wyatt (Principal Planner Strategic Sites – Development Management) who gave an overview of the contents of the application, the key issues that need to be considered and how people could comment. You can view the presentation [here](#).

Questions from the floor

- Q. Buckland don't own the Dean Farm Estate and it's going on the market – how will that work?
A. There's a minimum price that the land is being sold for which is £35m and whoever buys it will not be able to just sit on it. They will have to work with Buckland and the Council to deliver Welborne.
- Q. How many homes will be social houses?
A. Around 2000. There will be a variety of rented council housing, housing associations, shared equity, self build etc. FBC will have the nomination rights for these houses so only those on our waiting list will be allocated the houses.
- Q. I'm concerned about the Buckland development. They have many years of experience but

I'm not sure they should be given such a big project which involves enormous financing. Do they have the capability and funding?

A. That's why we are looking for a development partner. Buckland have been involved with the Berewood development in Waterlooville so they do have experience.

Q. The Southwick Estate's people said that infrastructure would be put to the back of the list and homes would be built first.

A. Buckland will have their view but the council will see that infrastructure is identified and how it is going to be funded. There is a section 106 agreement that will be signed between the development partner and the council. There is public funding going into Welborne but the Garden Village status means that we have access to a pot of £8billion which we can bid for. Developers will have to provide funding for infrastructure too.

Q. Every day I come from Portsmouth to north Fareham which is where I live. Traffic is a nightmare and looking at the plans I will have to negotiate 3 roundabouts and will have to go through the industrial site and more just to get to my house.

A. Junction 10 will be an all moves junction; at the moment it is only half a motorway junction. The road plans will be looked at in detail by the Highways Authority and Highways England. It is something the planning committee will consider so please send in your comments.

Q. I assume there will be a separate pumping station for foul water and it will not be going through Peel Common. Fareham floods with foul water. With 6000 homes on the same pipe infrastructure these people living at Welborne won't even be able to flush their toilets.

A. It's a good point that has been talked about a lot. We are taking advice from specialists and are talking with utility providers. We will require off site upgrades. There is a utility statement in the application.

Q. On your own admission Welborne is three years late. It's been said that we still don't have all

the answers.

A. That's a good question to ask the landowners. We would have reasonably have expected a planning application in 2015 but that didn't happen so in 2016 we said we had to get the project moving. Fareham Borough Council do not put planning applications in, developers do. We expect that now we have said we will take action the landowners will move forward. We have done a lot of work in house but it relies upon the land owner to move things on.

Q. Transport is already in chaos. There are currently 600 vehicles an hour along Kiln Road at rush hour. More houses will make this worse.

A. There are road improvements going on in Fareham at the moment that have cost around £100m. We have invested in this to try and improve the roads to make it easier in the long run.

Q. Have we got finances available for this project without raising council tax?

A. Yes we have got the finances without having the need to raise council tax. To give you a rough idea we need around £300m worth of infrastructure for the Welborne development. The developer will account for £200m and £100m will be through public finances. The Garden Village status means we have a pot of £8billion that we can bid for. Some finances for the project are already allocated and some money has come from direct grants from central government.

Q. There are going to be more traffic lights which will slow things down.

A. The North Hill/Kiln Road/Park Lane traffic lights will remain but new technology will help improve the flow.

Q. GP surgeries are already struggling and QA is at bursting point. How will health care cope?

A. It's a valid point and I know it is difficult to get appointments. We rely on the health care to tell us what is needed so we can require it in the planning process. CCG are our primary consultees. If the developers say there is land available for health care then the CCG need to say what specification it needs to be and that they can manage it.

Q. Will FBC have control over the provision of utilities e.g gas, phones, electric?

A. There is an obligation for providers to deliver utilities and it's up to individual homeowners which supplier they use. We will ensure utilities go in and we are working with internet providers.

Q. At one point Welborne was going to be an Eco development. Does that still apply?

A. It comes down to different political parties who determine what it should be. When Labour were in charge Eco developments is what they were calling it. Now the Conservatives are calling it Garden Village, so Welborne will follow these principles as there is money in it to make the development better. The buildings will be hi-tech and energy efficient. We are currently trialling a PassivHaus scheme where homes have been built in Sarisbury. These homes are energy efficient and we hope to include some of these homes in Welborne.

Q. Do you require a new bridge or underpass at the Western end of the new road system?

A. There will be a new underpass.

Q. How will the hospital cope with so many more people?

A. The phasing of building talks about hundreds a year, not thousands. Health authorities need to be aware of what is happening and how they will cater for people. Bear in mind that the houses built will be gradual so health providers can plan for this.

Q. Is there an update to health care providers as to how many houses will be provided?

A. We need to make sure we influence where we can. It is a big challenge but we will work with them.

Q. Is there any indication from the planning application about Pook Lane/Nine Elms Lane access?

A. Pook Lane proposes some re-alignment rather than closure. The road provides access to some residential parcels so it will be open but may be diverted. We will wait for Hampshire County Council's advice.

Q. You have admitted that there have been delays through no fault of the council. Why wasn't a kick up the backside given three years earlier?

A. There were ongoing discussions with the land owner but very little happened. We will continue to work with them.

Q. If the planning application is deemed acceptable will you then question the competence of the developers after giving planning permission? If the application is refused it could open them up to an appeal which could take a huge length of time.

A. We want a credible development partner and are still pursuing that and we will appoint one by the end of the year. It's not for us to judge the competence but at the moment nobody is going to get planning consent as the land isn't in one persons control.

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