

# Community Action Team Meeting (CAT) 28 April 2017 – Funtley Social Club

## Who was there?

**Present:** Cllr Woodward, Cllr Mrs Bryant, Cllr Miss Clubley, Cllr Evans and Cllr Brady

**Residents:** approx. 50

## 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. There are a number of hostile planning applications outside the Welborne Plan and there has been a call for sites for more land because the number of homes at Welborne don't meet the demand for housing.

A. The reason we had a call for sites is because we have two Plans covering the whole of Fareham. Welborne plans for up to 2036 but the Local Plan covers the rest of the Borough and only goes up to 2026. There is a 10 year gap in terms of planning for the rest of the Borough. We need roughly 2000 houses for the remainder of Fareham. Sites are being considered at the moment. The Council has initially focused on brownfield sites such as Fareham town centre and Portchester district centre.

Q. There are applications that are almost adjacent to Welborne. Does that mean the boundaries are flexible?

A. No

Q. Assuming that the 6000 homes will do local shopping in Fareham is there going to be extra parking?

A. There will be 3 shopping areas in Welborne. Parking spaces in the town centre are currently under used so there will be enough parking.

Q. QA is at full stretch, Southampton General can't cope and Fareham Community Hospital and Gosport War Memorial are underused. Fareham and Gosport needs a new hospital.

A. The health issue is significant and you have highlighted part of the solution. Fareham Community Hospital is underused. There is a lot of scope to develop the community hospital and there is work to be done there. Health facilities need to be in Welborne and the application mentions that. We rely on the CCG to tell us what they need and if they can staff the buildings.

Q. Could you consider joining junction 10 with junction 9 to allow Whiteley residents to get out?

A. We rely on Highways England to tell us what is best and what is needed. They will need to approve the plans for the improvements to Junction 10.

Q. How far will the council go with the Compulsory Purchase Order? Surely you will need to reject Buckland's plans? Will it go to appeal? That could be expensive.

A. We have received an outline planning application. Part of it covers someone else's land. Planning permission can only be given if the applicant can sign up to all those legal agreements (together with other landowners) which will be required to ensure the delivery of infrastructure. Buckland can't get planning permission until all the land needed to deliver a comprehensive scheme is under full control. We need the CPO as an alternative but we will only use this as a last resort.

Q. It seems quite a lot of ifs and buts. Is Fareham open to a lot of hostile planning applications while the indecision continues? This could go on for years.

A. If we had foreseen that the landowners/site promoters weren't going to do anything earlier, then we would have started this process a while ago, which is why now we're a couple of years down the line.

Q. I understand the Council has already run the road plans by Highways and they can't fund it.

A. FBC won't be funding it. The Department for Transport has awarded funding of £15m and we estimate it will be approximately £35m. Whoever gets the planning permission will need to pay for it. Highways England haven't signed it off as they have only just the initial consultation. We know that Highways England support the approach in principle as it matches that outlined in the Welborne Plan..

Q. Junction 10 will cause the same problems junction 11 has now. NHS is a problem. Titchfield Lane will need work and where will the water go at River Lane. Flooding, schooling, health are all massive issues. Is it too late to give our opinions?

A. People have been asking for the detail and we are now getting some answers but it will take time. If legal requirements and funding are agreed then we will make it happen. That's why we are doing it in phases.

Q. The M27 can't handle it.

A. Highways England is bringing the plans forward for a Smart motorway which will help.

Q. You are building a primary school in the first phase but no secondary school until the second phase?

A. The first phase primary school will take around 630 pupils. No one will build a secondary school until there are houses with pupils to fill it. Money to build the schools will come from the development.

Q. You said not a brick would be laid until the infrastructure is in place.

A. I did not. I said not a brick would be laid until all of the required infrastructure was identified, costed, we know where it is going and who will be paying for it. We can't build everything all at once and can't put everything in place all at once. Lots of money will be spent in the early phases before houses can be built. The developers need to get planning permission first.

Q. Can you get these things sorted early?

A. That's what we are doing. Welborne Garden Village means we can get money from a pot of £8bn. We can put this towards making things happen as early as possible.

Q. There are already traffic lights on North Hill and another set will be carnage.

A. The Park Lane/Kiln Road lights will be upgraded to improve vehicle flow.

Q. Could you build a road where the offslip will be redesigned at the bottom of North Hill, across Fareham Common and up the lane that comes out to Kiln Road?

A. Please put in the consultation response.

Q. 820 homes will be built in the first phase. Where will they go for health care as this won't be built until the second phase?

A. Health authority will have the option of bringing in temporary provision if they believe that on site medial facilities are needed.

Q. What route will the BRT take?

A. The proposal is to start at Fareham station, head east along West Street up Park Lane to North Hill then up Wickham road as it goes under the M27. Bus priority measures are proposed into and out of the District Centre..

Q. Can you guarantee there will be no construction traffic coming through Funtley?

A. If it gets written into the planning permission then yes. It is normal practice to have construction routing as part of the planning permission .

Q. When will there be a better bus service to the Fareham Community Hospital?

A. It is another challenge but buses aren't run by the Council. If more people used the hospital then there would be a requirement for more buses.

Q. What measures are being taken against extra noise pollution?

A. It will be taken into account in the planning application. Environmental Health will have their say.

Q. Will there be a 20% discount on homes?

A. Whoever is buying that property will have discount on it if these are Starter Homes. 2000 homes will be affordable housing which will be available to people on FBC's waiting list.

Q. Will our comments about J10 be passed on?

A. Please address comments to us. We'll consider them as part of our process and we will share them with Highways England and Hampshire County Council if they are relevant matters.

Q. Is the sewage system capable?

A. The utilities need to be happy with the proposal in order for FBC to give consent.

Q. The employment zone is close to Funtley Hill. Will you have an input into what will go there?

A. Yes the space is allocated for warehouse and offices. We will have control over what types of business goes in there but not individual companies.

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