

Community Action Team Meeting (CAT) 05 May 2017 – Knowle Village Hall

Who was there?

Present: Cllr Woodward, Cllr Evans and Cllr Harper

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 Lee Smith (Head of 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. Re Highways mitigation

A. Hampshire County Council (HCC) have provided us with their comments and already highlighted some issues. Highways England (HE) must be absolutely convinced new roads will not have a detrimental effect on the existing road network. HE is being heavily consulted re M27.

Q. Re Healthcare. 820 homes are being built in Phase 1 but the Health Centre is not being built until Phase 2. Surely we need a Health Centre before over 1600 people are living there?

A. You are quite right that permanent health care provision comes in the second phase beginning in 2022. Responsibility for Health care of Fareham Borough sits with the Fareham & Gosport Clinical Commissioning Group (CCG). There is a slight confusion around the boundary. People in Welborne could sign up with Wickham Health Centre initially which falls within West Hampshire CCG. They are not going to build a Health Centre before any houses are occupied

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but this doesn't mean that they can't bring in temporary health care facilities before then, which is what they did in Whiteley. Temporary buildings would have to be brought in if required. But initially people would have to sign up with the adjacent GP's.

Q. It's QA hospital that is overrun. Welborne is going to be a problem to both service providers and customers.

A. I agree that QA is overstretched. However, there is the underuse of Fareham Community Hospital, which is only used to one third of its capacity. It falls onto the CCG to use the facilities we already have before they think about building new ones. An Accident and Emergency department is needed in the borough and we need the Health Authority to get this sorted to take the strain off QA. Bed blocking is also an issue.

Q. So will you put pressure on them (Health Authority) then?

A. Absolutely. I am meeting with Senior Directors in three weeks' time.

Q. Re the motorway junction. Are all the monies upfront to build this and the other proposed roads?

A. £14.7m has already been made available by Department of Transport for the new Motorway Junction as in their view it will have a positive impact on the M27. When planning permission is granted legal agreements have to be signed therefore how the rest of it is going to be paid has to be agreed prior to planning permission being given.

Q. For the community of Knowle we need to understand how it is going to affect our day to day living. It already takes me 1 month to get an appointment at the doctor's surgery. My GP has concerns about the fact that it is two separate health areas. Would it not make sense to start the development in the Southern end which already has a large infrastructure? If you start north then this puts pressure on the A32 and on Wickham.

A. It's a good point you make. Phasing is a matter for the Council. Please put that forward.

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Q. Are we still going to be Knowle Village at the end of the day or are we going to be swallowed up by Welborne? I feel safe and secure here. I like village life. That's why I moved here with my son.

A. No. Knowle is entirely within Winchester District and Welborne is in Fareham so they cannot merge. Knowle Triangle is a big buffer. But Knowle can use the facilities of Welborne. You can send your children to Welborne Schools; use Welborne Doctors and sports pitches etc.

Q. Are **you** actually going to do what you propose? I work in construction and I know how easy it is to bash out 6,000 houses and then disappear without regard to the impact of communities around them.

A. Should planning permission be granted the delivery of the necessary infrastructure will be secured through legal agreements with the developer. As a Councillor I am elected to serve on the Council and ultimately I have to face the ballot box.

Q. I'm concerned about the quality of life for people who are residents of Fareham. Have they really thought about the impact on existing roads whilst the changes are being made? I'm very concerned about the implications.

A. I live in Whiteley; I understand the problems about not being able to get out of your road. Highways England and Hampshire County Council need to be certain that the proposals work as well as being certain about what happens to the strategic road network.

Q. I would like to add, if an accident happens people jump off the motorway so this will impact the people of Welborne too.

A. Yes, everyone has an interest when motorways seize up as they do.

Q. Re the relationship between towns and communities. Will they be speaking to the people in Wickham and Knowle? What communications are in place for us to have a positive relationship with Welborne?

A. That's a very positive suggestion you are making. That's why I've held several meetings to include these communities and I will continue to do so.

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Q. There are going to be 4000-5000 homes built before any recreational parks for young children. Why are parks being left until the end? We already have issues with children.

A. Improved public accessibility to Dashwood is proposed in 1st phase as well as the Village Centre and part of the district centre. By the third phase Fareham Common comes on board. Many phases of residential development coming forward are likely to contain elements of open space and/or other play facilities for children.

Q. Is there a plan in force for funding each stage? So that buildings won't get left unfinished.

A. The position of the Village Centre is carefully thought out. Will cater not just for Welborne. Buckland and whoever will need to put in more than £80m as there is over £300m of infrastructure required and the developer will have to pay around two thirds of that. Planning agreements will have trigger points and infrastructure has to be sorted in order for each phase to be implemented. Remember they are not building 6000 homes overnight, the upfront costs must be factored in by the developers.

Q. What is meant by affordable housing and how many will Welborne have?

A. This comes in a range of tenures. Welborne has been designated as a Garden Village development which means it includes a discount home scheme. The estimate, based on current house prices in Fareham would be a £50k discount. Council houses are possible, homes at a discount on open market rent. Shared Equity and Self Build is also possible. There will be a whole range. There will be 2000 homes in this bracket and the nomination rights are for Fareham Borough Council (FBC) to decide and therefore will go to people on FBC housing waiting list.

Q. I can't get on the property ladder as I can't find £15-20k out of thin air. Even with these discounts you still have to find vast sums of money. I thought mass build and Garden Villages were meant to solve this.

A. Hopefully there will be something for people like you within this range of options. This government has made a significant amount of money available for this.

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Q. There will be 6000 homes, schools, shops etc. Where is the sewage going to go?

A. For sewers, Southern Water are our consultees. We can't grant planning permission without certainty from this body. There could be an improvement to link to Peel Common or somewhere else. Yes it's our problem and developers problem. We will only grant planning permission with sign off from the utility companies.

Q. My concern is over schools and where the parents will park when they pick up their children. In particular the 1st phase Primary School as access will be on our road. We won't be able to get out. Can there be extra thought given to this? The entrance could be sited off Knowle road and perhaps onto a green area so walking children can disperse easier.

A. They should be within easy walking distance. But in reality all schools have this problem. Large car parks won't be built just for two 30 min slots each day. Please put your suggestion in a letter.

Q. I see there are lots of roundabouts in Welborne to keep speed down. But the other side appears to be freed up. Young drivers will be encouraged to come. Hoads Hill is already a risk. My Granddad campaigned for this. 80 percent of people speed. You could get a speed camera.

A. Detail of roads in Welborne will encourage speeds as low as possible with traffic calming built in. Please put your suggestion into writing for attention of Highways Authority.

Q. Welborne is a south facing development but the 1st phase starting in the North. Would expect it to be the other way round.

A. This is the developers phasing. I have already stated that's a good point and will discuss all comments made with developers.

Q. In Phase 1 & 2 there is no employment. Will everyone have to be travelling out for work?

A. The school and village and district centres will employ people.

Q. The traffic will be pouring out into Knowle Road.

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A. Until we see more detail we won't know but now is the time to make your comments.

Q. My big concern is the two roads. M27 Junction 8 & 9 are already congested and the A32 is too. Ignoring the fact that there are already traffic queues, we won't be able to get out of Knowle Road onto the A32.

A. It won't be ignored by the Planning Authority. The Motorway is likely to be converted into a smart motorway. Highways England has committed to do it.

Q. Will the bus service be extended to Knowle?

A. The question would be if it is a commercial prospect to run it into Knowle. It needs to be viable. It would be worth making a submission about getting a decent bus service for Knowle.

Q. When the M27 blocks up or if there is an accident all the traffic goes up the A32 or through Denmead and Wickham. I don't see how alterations to Junction 10 or improvements to the A32 will help this.

A. Timescale is very significant. No one is going to convince anyone that building Welborne will have a positive impact on amount of traffic. But the dynamics of the traffic will change. For example going East between junctions 10 and 11 may ease. I'm not a highways expert, far better people than me will come up with the data but it will certainly change things.

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