

# Community Action Team Meeting (CAT)

## 08 May 2017 – Wickham Centre

### Who was there?

**Present:** Cllr Woodward, Cllr Walker, Cllr Bell, Cllr Keeble and Cllr Ellis

**Residents:** approx. 70

### 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. The traffic infrastructure raises concern, the proposals look inadequate. Proposal is to have a development twice the size of Whiteley - that also has a benefit of a mile run off. Most people will end up taking shortcuts through country roads. Are there plans to review them?

A. They aren't our proposals. There are two critical consultees - Highways England for Motorway and Hampshire County Council (HCC) for the roads. They will have to tell us whether they work. Specifics of motorway proposals with Highways England at the moment. HCC have raised some concerns about proposals so there is an awful lot of discussion to be had on this. Need the support of both agencies.

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Q. How can this be demonstrated that it will work?

A. There is a programme they use which developers can tap into and generate simulations. Highways England would have something very similar - they are quite rightly paranoid about getting things wrong on their network. Need their support because they are putting in £15M of funding.

Q. I have tried to add up the roundabouts driving from here - I added up 8 roundabouts and the final one would go through the industrial heart with the recycling centre in it. Is there any hope these could be simplified?

A. The way it is simulated will be very important in coming to a judgement. Judgement will take into account reduction in traffic where people travelling west have to come back to J11 before travelling the right way.

Q. Can the money allocated for motorway junction be used for two junctions?

A. I would imagine it would be too complicated. Wouldn't have enough of a gap but will see what they come back with.

Q. I have spent a long time reading through consultee comments and notice a few who have not yet commented. One is Portsmouth Water. Last April a man called Ben Earl from Southern Water said all the time we are trying to cut demand .... whole of the SE is in water stress. Virtually no water coming from rivers in Portsmouth water - is anything being done to ensure our water supplies?

And my other question is there seems to have been a lot of confusion over Clinical Commissioning Groups (CCGs) - does it come under Fareham & Gosport or West Hampshire?

A. Two good issues there – ref water – there will not be any planning consent unless water companies can confirm adequate water and disposal is all achievable. There are proposals for reservoirs but we need to be convinced everything can be dealt with adequately.

Ref CCGs – the entire Borough of Fareham is within Fareham & Gosport group. The only complication arises when the early settlers come in before there is a GP surgery; when those earliest people come in if they choose to register with Wickham Surgery then that surgery

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comes under West Hampshire CCG and that's why both groups need to work together. I am meeting with CCGs in three weeks to try to find out how they will deal with it.

Q. At the moment we don't know what is going on?

A. That's why I am meeting them to find out what is going on. Need to be sure they will make the provision to employ sufficient GPs.

Q. I'm from Wickham Surgery and we contacted both Fareham & Gosport CCG and West Hants CCG about Welborne. Both have denied any knowledge. So who are you meeting and when?

A. I'm meeting with Fareham CCG first to find out how they are dealing with it. It doesn't cover Knowle or Wickham so we need to be sure our CCG will step up and take responsibility for them. Early days - phase 1 residents very likely to need to use Wickham.

Q. Is a place of worship of some sort going to be built on this site and can you insist on it?

A. We would like to yes - our largest one without a place of worship at the moment is Whiteley. So yes we would like to see something happen and we do have contact with the Portsmouth Diocese - we need to be hearing from them. There are quite an amount of community facilities so it's a matter for the appropriate Diocese to step forward. They could use a school.

Q. Is it a condition you can put on the planning permission?

A. Lee – The planning application is not seeking planning permission for a place of worship so I don't think we can.

Q. I use the surgery down here in Wickham; You are saying in the first phase there won't be anywhere and most people will want to come to Wickham surgery. What will you do about that?

A. What I'm saying is certain things you can insist upon first such as roads. Health care - honestly - I don't think anyone would put a surgery in before a house is built. In Whiteley hundreds of houses were built, Whiteley was put under the care of a particular practice and

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patients had to go there. This is the discussion I will be having with CCG - which practice will they allocate Welborne to? We don't have control but we do have influence. When we do get detailed planning applications there will be legal agreements put in place to ensure they are adhered to.

Q. We've heard a lot about Highways - most of that is focused on the end. We are not hearing much about what happens during the construction phase which goes on for 20 years. Can we be assured the Council will focus on construction?

A. There will be a detailed construction plan for all site traffic. Because it is being built out over a long period it is likely there will be a number of areas under construction at any one time.

Q. Have you got provision for pedestrians crossing the A32 from one half of Welborne to the other?

A. It is something that would need to come through detailed planning but we have raised it with HCC as to how we get people safely from one site on foot to the other.

Q. You mention Whiteley which is another large development, is there learning from what you have had to deal with in Whiteley that you can bring to the Welborne development that you can share with us?

A. Loads having lived there for 21 years now. Whiteley wasn't a FBC plan any more than it was a Winchester plan because it straddled the two. I think what went wrong was the phasing approach wasn't followed and really it does illustrate the point I started with this evening about land control and commitment to be developed. Not all of the Whiteley land was owned by the developer and a landowner didn't fulfil their duty to provide services. That's why this time we need to tie everything up before we begin.

Q. Already have concerns about pressures on doctor's surgeries - what is driving the ideology of starting development from Wickham when it isn't a Wickham development?

A. I think that is a very good question for the applicants who have proposed the phasing. They haven't proposed it in a detailed application yet but I take your point and think it is

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reasonable to make. Perhaps if they decide to build close to Wickham then perhaps they ought to look at temporary doctor's surgery.

Q. Traffic is more of an issue - Hoad's Hill in particular. A gentleman stood on the hill with equipment taking speed checks – the average speed was 70mph as they hit a 30mph zone. I'm very concerned about traffic.

A. That has been highlighted by the Highways Authority.

Q. Is it reasonable to ask that should the Buckland plan fail what would happen?

A. Someone would need to come forward with a new proposal. At the moment Buckland cannot sign up legal agreements that would deliver infrastructure. It may be that 1st June will bring forward Buckland owning all of the land or that someone would join up with them. We need to find that out in three weeks' time. There could then be appeals by the Benge family – we could still be waiting around or have to use a compulsory purchase order.

Q. So if that plan is refused how long will that set back Welborne?

A. We don't know that it will be refused. We will continue with our strategy to find a delivery partner so that the development will go ahead.

Q. I've lived on Hoad's Hill for 60 years - 10 years ago all the residents signed a petition for a speed limit. HCC says the road is not dangerous enough to warrant a 40mph speed limit. With respect to all planners you haven't looked at Hoad's Hill and people need to turn off into their properties. There have been several accidents and fatalities. I am asking you if there is anything you can do as Fareham Council to use your powers to ask HCC to either put a speed limit on the hill or put signs up so motorists are aware of dangers. I was there when an accident happened and I've spoken to police and other agencies who all think there should be a 40mph speed limit in place.

A. If you can get your paperwork together - whatever you had at the time - can you get that to me?

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Unfortunately the gentleman who had it passed away.

Would you write to me - this consultation is really important - you need to write in and I will pick it up for you.

Q. Just to back up previous gentleman I have been to several presentations by Buckland Developments. At a recent one for 1,000 houses they had already put in a figure to say traffic from 10% of 1,000 going in to Wickham. I'm basically passing on what has already come out of HCC. Some time ago HCC put in for a bypass at Wickham has any consideration been taken for that?

A. Not that I'm aware of. How long ago was that?

Many years ago.

The HCC put in some significant concerns already about the proposals that have been made and some are specific to Wickham. If you think a bypass should be included put that in as part of your feedback.

Q. At what phase would any Fire, Police and secondary or tertiary healthcare be discussed?

A. At this stage. I would confirm that all of those organisations have been written to and their comments will be published.

Q. Comment about change being made to character of adjoining areas. Wickham enjoys a good position - seems the buffer between Hoad's Hill and Welborne has been reduced.

A. The width of the buffer is believed to be about 50m.

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