

Community Action Team Meeting (CAT)

Monday 29th February

Who was there?

Present: Chairman Cllr Mrs Kay Mandry, Executive Leader, Cllr Sean Woodward.

Residents: 210

What was talked about?

Cllr Seán Woodward, Executive Leader of Fareham Borough Council gave a brief introduction about the revised outline planning application from Hallam Land Management for the development of 1100 homes at the Newlands Farm site between the south of Fareham and Stubbington.

Mark Wyatt, Principal Planner Strategic Sites (Development Management) gave a presentation outlining the changes in the revised planning application, the issues that the Council as the planning authority would have to consider and the ways people can comment on the application by 25 March.

Following the presentation, the Chairman opened the floor for questions.

- **I have concerns over traffic/transport implications, with 1100 homes needing around 2000 cars. Who will make the judgement about the acceptable level of traffic and is it acceptable to the Authority?**

It is members of the planning committee who make the judgement under recommendation from the Council's planning officers, and the planning officers will be looking at a whole range of issues, including highways which is a really important issue. What they will do is take advice from the Highways Authority, which is Hampshire County Council. There is a traffic model which is used into which the data will be fed, or has been fed possibly for this application, and that will judge what the traffic impacts are likely to be, and it will also feed in the mitigations, if any, that the applicants are attempting to put in. County council engineers will come up with a recommendation to Fareham, which will recommend that it is or isn't ok, or what would have to be done in mitigation. The judgment is made by those engineers, but the decision will be made by the elected Councillors.

- **What is the legal status of a local plan? The plan is not the right way to deal with the application you should reject it out right. Are the Council prepared to put the money in the pocket on behalf of the residents and fight it?**

Community Action Team Meeting (CAT)

Monday 29th February

National planning policy places Local Plans at the heart of the planning system. They are a critical tool in guiding decisions about individual planning applications. The basic premise is that anyone and everyone have got a right to put in a planning application in for any piece of land. This isn't Fareham Borough Council's planning application, these developers who seek to develop land application and they have got the right to do that and we have got the responsibility, or the planning authority has, to make a decision on that application.

- **I'm worried about the knock on effect on local residents? The bypass will be next to my property and Hallam's plans take away our countryside.**

- **Legal status – does the Strategic Gap have green belt status?**

The Strategic Gap does not have the heavy legal protection like the green belt. The gap is however designated in the Development Plan so it will be afforded significant weight in decision making.

- **If a developer was to put in an application which was rejected, how confident would you feel to win and appeal against that decision?**

What resources would Fareham put into it to fight it?

Fareham's two Local Plans, Welborne and the Development Sites and Policies Plan for rest of the Borough will be brought together as one Local Plan.

In terms of resources, if there is a refusal of a planning application and a subsequent appeal, we would fight it, whatever it takes.

- **Are the bypass and roads beneficial to the community?**

There is a potential benefit as the developers could pay for substantial amount of the Bypass. If we say no, we have turned down 30% of the funding of the Bypass. However, our focus is on securing the funding locally without the need of developer funding. A decision on this will likely be made in June.

- **What about flooding, drainage and sewerage. The fields are waterlogged?** This is a major planning concern which will be considered. Drainage facilities would have to be implemented and monitored.

- **Where is the water going to come from?**

- **We already have to wait weeks for appointments at the Doctors and we know they are struggling to find GP's.**

It is not the Council's responsibility to staff surgeries that is up to the local Clinical Commissioning Group. The developers have included these facilities in the plan but they are not the ones who have to staff them.

- **Why has the application got this far? When are they going to realise we want to live in a nice environment?**

All planning applications which have been submitted have to be considered.

Community Action Team Meeting (CAT)

Monday 29th February

- **Is the Council going to make the impact of traffic pollution public?**
The applicants Data on traffic pollution is publicly accessible online and in the Council offices as well as part of the application submission with consultation responses available too.
- **How do Fareham Council prepare for the services they provide – what are Fareham’s plans?**
Planning for our own services we consult with relevant bodies and officers plan to meet the need of our residents. The infrastructure is provided by developers when applications are agreed.
- **When these authorities are failing the residents, what does Fareham Borough Council do?**
What Fareham has to do is consult all of the bodies that provide services which are relevant to planning consents that may be given. Fareham does not provide buses, roads, doctor’s surgeries, hospitals etc.
What we have to do is consult the organisations that do and they need to respond to us and say what it is that they would need out of the particular development. The planning authority would take those into account and show to the developer what they need to provide.
- **Is there any way to change the Strategic Gap to green belt status?**
It is something that we are working on, we have made an application to government on various new powers locally, one of the powers that we have asked for is the power to designate green belt, which a much more powerful designation that we have in the Borough, but at the moment we have no powers whatsoever.
- **Can the Council protect us from the unreasonable housing development demands which the Government are making?**
The Government prescribe the methodology that has to be used to objectively assess housing need. If we don’t deliver the figures that they want us to meet, we start to lose planning appeals.
- **Will it be safe for children if it is to be surrounded by busy roads? The cycle lanes on the roads, people park on them**
That is a good comment; please submit it to us in writing.
- **What is going to happen at each end of Tanners Lane?**
Nothing within the plan regarding Tanners Lane at the moment as that would be formed as part of a detailed planning application.
- **Any requirement for Fareham to liaise with Gosport regarding this consultation?**
As a planning authority we have to consult with Gosport over the application.

Community Action Team Meeting (CAT)

Monday 29th February

- **The 80 bed care home – is this suitable for the area? Should more be done to help these residents who may need to go into care homes?**
- **Introduction of a new primary school. Oversubscribed schools are still a problem, but without secondary education for the children of the new families that could move in, where are they going to go? Students have to move far away/travel further which negates the benefit of all of the planning for the Stubbington Bypass and the increased roads.**
- **200-300 adults that could be moving in, what work opportunities are there for them? Does that benefit the community at all, as more roads will be being installed, which will have more people on them?**
- **This area does need more space for more people, but I do not feel that this plan is the right way to deal with it.**
- **If the primary school comes in, would the developers have an obligation to provide an area for higher education?**

If you could encapsulate that into a letter, you'll be helping us a great deal. Just to reinforce though, all that is being considered at the moment is the land and the access, all of the rest of it will have to be formed as a part of a detailed application.

It doesn't provide the Stubbington bypass, it provides a bit of the bypass.

Keep in touch on the go

'Like' us on [Facebook](#)

'Follow us on [Twitter](#)