

Community Action Team Meeting (CAT)

Tuesday 8th March

Who was there?

Present: Chairman Cllr Leslie Keeble, Executive Leader, Cllr Sean Woodward.

Residents: 200

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.

- **It looks like a nice plan however I have concerns that there will be traffic problems and no public transport. There are also no facilities provided for young people.**
Thanks for your comments, please send them in online or write to us so the Planning Committee can take them into account.
- **There is a 37 page document about transport and throughout it a traffic consultant says traffic is awful in the area. However, at the end of the document they say that they can't see any further problems if the development is built. Ridiculous! Can't we just chuck the plan out?**
We can't just chuck it out. We need to have sound reasons for refusal that are likely to stand up at a subsequent appeal. The applicant has tried to make changes to the plan to close down some of the possible reasons for refusal.
- **This area is the worst in the country for asthmatics due to pollution. 40,000 people die a year because of it. This development will increase traffic and will reduce the quality of life for asthmatics.**
That is a reasonable point.
- **What qualifies Hallam Land Management to make an application?**
Hallam are developers working with the land owner. They try to make the most of the land in order to make money. Planning applications have come in previously for this site and the council has refused them. If it wasn't Hallam making the application it would be someone else.

Community Action Team Meeting (CAT)

Tuesday 8th March

- **Can the Council reject this due to environmental issues?**

It is something the Planning Committee will look at.

- **I have lived in Fort Fareham for 35 years and it has got worse and worse. You have got to plan the time you go out as it can take hours if you get stuck in traffic. Who makes the final decision about the planning application? Is it the Council or the Government?**

The planning application is decided by the Planning Committee. If it is refused then the applicants have a right of appeal which means there will be a public inquiry and a decision will be made by the Government Planning Inspector.

- **Why don't Fareham and Gosport build a toll bridge over Fareham Creek?**

This has been talked about for over 30 years but it will never happen due to the environmental issues and the cost.

- **The hospitals are at breaking point. There is nothing in the plan about the health service.**

I agree. This is not a Council application. It's really important for you to submit comments like this so the Planning Committee can take them into account.

- **You say they could start in 2017. This suggests they are well advanced with their plan.**

They may well be but they can't do anything unless they have planning permission.

- **What is being done in terms of road improvements?**

There are £90m worth of road improvements being carried out in the Borough including, Newgate Lane, Peel Common, St Margaret's roundabout, Stubbington Bypass, Station roundabout and the new junction 10 on the M27.

- **Concerns about the environment, healthcare, education, transport – these are all valid points for here and Welborne.**

Yes they are valid.

- **Who owns the land?**

I believe it is mainly owned by Basil Baird; however there is a section that is owned by the Council, near to the proposed main access point of the development.

- **If Welborne is delayed will this affect the decision on Newlands?**

The decision on Newlands is down to the Planning Committee. If the council had nothing in place to deliver certainty around Welborne they would have to take that into account.

- **If Welborne does not deliver houses for the future there is the risk that the planning inspector might say he will pass Newlands.**

Welborne should be delivered by 2036 and start within three years.

- **Is the bypass Hampshire County Council's or Hallam's?**

A lot of the road is Hampshire County Council. Hallam's plan follows the preferred route for the bypass but there is a section that doesn't, so they have said in their plan that they will build this section. Hallam's plan for the bypass starts from nowhere.

Community Action Team Meeting (CAT)

Tuesday 8th March

- **If Bishopsfield Road is extended southwards does this mean the bypass will go through the shops?**
All that is on the table at the moment is the land and access. There is nothing set in stone about shops or other amenities.
- **5% of the housing proposed is two bed homes and there is only a small percentage for starter homes.**
This may be the case if they are given permission. The numbers and breakdown of houses are not included in the application.
- **The strategic gap proposed in Hallam's plan is 370m and will be even less with drainage.**
It is less than 370m.
- **If this plan goes through then it will set precedence for other developers and the Strategic Gap will disappear.**
Good point.
- **In the long term are you still aiming to keep Greenfield sites?**
There are two countryside strategic gaps in the Borough that we are trying to protect. The Stubbington Gap and the Meon Gap in between Fareham and Titchfield.
- **Why are developers offering to build the bypass?**
They are only offering to build a section of it but I would imagine they are doing it for good PR.
- **In the transport proposal there is a sudden exit from the road. The bypass is not a gesture of good will. There will be rat runners going through the site and lots of traffic on Longfield Avenue.**
They would need to build more roads. There is nothing to stop it becoming a rat run. If the development is built it is something they would have to look at.
- **I accept the need for houses. People who live in the development will have a minimum of two cars. Welborne will happen. That's two lots of extra traffic on roads that are already congested. For those that walk, they know that the area floods. These houses are short sighted unless there is a method to remove the surface water. Fareham is a nice place to live but with excessive development it will create a Solent City. The plan includes a primary school but nothing for secondary school and I know that Fareham Academy and Crofton School are already short of spaces.**
Thank you, they are good points. Please do send them in for the Planning Committee to consider.
- **I live in Titchfield and am aware of the strategic gap in Meon. What is its legal status and how can we use the strategic gap to argue Newlands?**
Greenbelt has legal status however there is no greenbelt in Hampshire except for a section near New Milton. A strategic gap does not have legal protection. It has a policy to go with which is a way to protect it. We need to deliver housing elsewhere that is not

Community Action Team Meeting (CAT)

Tuesday 8th March

on the gap. A strategic gap is the strongest definition to protect the land and we can fight the application providing we can show we can deliver needed housing elsewhere. As we have the plan for Welborne it makes it easier to protect strategic gaps.

- **The community is stressed out with planning applications. When can we say enough is enough?**

We can't. Cranleigh Road in Portchester is another popular place for planning applications and the Council has refused it year after year and won the ensuing appeals. Everybody has the right to submit a planning application and it is the legal Council's duty to consider it.

- **I live in Lee-On-Solent. A Bypass would be wonderful but we can't load it with more housing. If the application is not approved and goes to public enquiry, will people be able to speak?**

Yes, if it goes before the planning inspector the council will fight the appeal and residents will be able to speak.

- **Hallam ran a consultation and 94% of people were against it. If no one is in favour will this carry any weight when it comes to making a decision?**

Yes, this is something the Planning Committee will consider.

- **The bypass looks good on paper but there are problems in real life. There is no provision to link the A27 going east.**

Valid point.

- **How do you manage the traffic? I get stopped at every traffic light. London traffic is only slightly more than Fareham. Is there anything the Council can do to manage the road network as a whole to get it flowing?**

London use congestion charges. There are lots of joining points on the A27 and there is increasing work going on to improve the network. Intelligent phasing of the traffic lights is in place and there is investment to improve this.

- **This is wiping out dog walking space. Will it disappear?**

It's a good point; please send in your comments.

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