

Community Action Team Meeting (CAT)

Monday 17 October 2016

Who was there?

Present: Chairman Cllr Sue Bell, Cllr Nick Walker, Cllr Geoff Fazackarley, Cllr Shaun Cunningham, Cllr Roger Price

Residents: approx. 220

What was talked about?

Cranleigh Road planning application appeal

Persimmon Homes has appealed the Council's decision to refuse its planning application to develop land and build up to 120 homes with access from Cranleigh Road, along with public open space and a play area.

The appeal will now be considered by a Government Planning Inspector at a Public Local Inquiry. Residents can attend the Inquiry, which is likely to last three to four days. A date is yet to be set but is looking likely to be next spring. FBC will let you know when the Inspector chooses a date and venue two weeks before the inquiry via the following:

- Written correspondence to everyone who has made comments on the application
- Notices around the site
- Council's website
- Facebook and Twitter
- Local Newspapers

All comments previously made about the planning application have been sent to the Planning Inspector for consideration. If you have something else to say that hasn't been said already, or if you haven't yet made any comments but would like to, you can do so online at the following site: <https://acp.planninginspectorate.gov.uk> and by entering reference number 3156344.

Alternatively, if you do not have access to the internet, you can write (quoting APP/A1720/W/16/3156344) to:

The Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

Questions:

Q. Where will the Public Inquiry be held? I heard it's in Bristol?

A. The Public Inquiry will be held at a venue close to the Cranleigh Road site or at a venue in Fareham. The Planning Inspector is based in Bristol.

Q. This has been going on for years. I presume different people have bought the land. Could residents purchase the land and made into park?

A. You're right about history and it still sits in same ownership but different developers want to act on their behalf. You could talk to the owners to see how much they want for it. I know Wicor Primary School are keen to build a project turning the land into a nature reserve.

Q. Could council purchase it?

A. The Council are not in the habit of purchasing land as we would also have to maintain it.

Q How do you suggest a way to organise just a few spokespeople at the Public Inquiry?

A. Following this meeting have separate meetings with those really keen to talk so we can judge how many there are and we can put you into groups to speak on different subjects. Speak to your local Cllrs.

Q. Have comments raised been addressed by Persimmon and if so how?

A. All comments have gone to the Planning Inspector. You've seen the reasons for refusal and local residents are against the application.

Q. There is lots of wildlife, flooding etc. The appeal looks like we are allowing them to carry on with the application. We need to make sure they address the fears.

A. That's the inspectors job; to consider all the issues

Q. At the moment the land is dangerous and derelict. It's getting worse and could have a huge fire in warm months. This is totally disregarded. There's talk about plundering countryside. It's tripe. It's infilling on the edge of Portchester. The area has a population of 18,500. Have planners thought about demographic curb as so many young couples want a home for themselves so they are close to family? These are basic facts we're in dire need of more houses.

A. Thanks for your comment.

Q. You have listed a dozen comments that the inspector is going to be addressing. 1000's of comments were made. Is inspector going to review all of these comments?

A. The Planning Inspector have all comments now. The Inquiry won't be until spring. Inspector will be assessing comments until this time. This is the normal process that it has to go through.

Q. Do we have right of appeal too?

A. I'm afraid not

Q. Do you have the statistics of appeals overridden historically? Do we know how many of these appeals are passed and rejected?

A. We could find out how many have won. Historically we win more than we lose.

Q. In November FBC published Fareham Today outline planning needs. Welborne featured which has been delayed due to junction 10. Why is anybody surprised about Cranleigh Road when FBC have put out a call for sites? FBC haven't set out where development will be. I'm worried the appeal will succeed as how else are you going to meet demand for housing? Cllr Woodward warned if Welborne didn't go ahead then development will take place. FBC can make it stop. Havant Borough Council has put in an interim local plan.

A. We do have a plan in place for Welborne up to 2036 and the Development Sites and Policies Plan runs until 2026. We are currently updating the plan and are planning for the whole of borough up to 2036. We are producing a new plan and will have to look at development sites. We will be consulting in spring on emerging plan. Cranleigh Road is not allocated for housing in the existing plan.

Q. Medical and education facilities are a major factor in this application. Is it the council's responsibility to enquire with local medical centres? Can they cope? Do planners or inspectorate make contact with medical and education facilities? How would inspector be aware if not?

A. When sites come forward it's down to providers to take into account needs of new residents and tell us. Inspector will consider if people make representations. We can't refuse applications; the providers have to make it available after.

Q. Has the Coastal zone policy gone now?

A. Policy CS14 adopted in the core strategy protects the countryside and coastline from development. The former coastal zone designation no longer exists; along with the local gap policy.

Q. Could we be represented by a planning consultant? How do we go about getting someone to represent us as resident?

A. If you chose to instruct planning consultant to speak on your behalf that's up to you.

Q. Interested to hear evidence that council is offering. No traffic survey? How many traffic movements of average for 120 homes? Do you have evidence of this and how much extra traffic the homes would make?

A. The Highway authority was consulted on the application and raised no objections and said there would be no significant increase in traffic to cause harm. Ward Cllrs spoke at Planning Committee and were shocked that HCC raised no objection. We all raised objections. We will speak at the appeal and raise this issue.

Q. I live in Moraunt Drive. Had letter from a developer that want to build 140 homes here. It's not just Cranleigh that would be using doctors, schools, transport etc. It's going to be more like 500 cars. They are developing land by horse fields right up to the water line, surely it's too much.

A. FBC planning committee refused planning applications at Cranleigh. There is activity at Moraunt Drive but there have been no planning applications at that site yet. Organisations involved hopefully will hold consultation events.

Q Will the Planning Inspector take into account traffic and amenities if Moraunt goes ahead?

A. No they only take into account comments given re Cranleigh.

Q. What houses are affordable and what will be Portchester prices?

A. No detail about this in application as it's only an outline.

Q. Doctors and schools wouldn't be represented by council?

A. As a borough council we will give representations on the impact on these services and as residents you can do that too

Q. Will developer have personal contact with the Planning Inspector?

A. They will be at the hearing like residents and Cllrs.

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