

# Community Action Team Meeting (CAT) 26 October, Holy Rood Church, Stubbington

## Who was there?

**Present:** Councillor Cllr Mrs Mandry, Cllr Woodward, Councillor Evans,  
Councillor Heneghan and County Councillor Hare.

**Residents:** approximately 65

## What was talked about?

### Questions from the Floor

**Q** Large developments - what control does Council have over high quality design and integrate social housing with private? Plus what about the provision of houses for older people who also put stress on NHS in Crofton

**A** Social Housing – we tend to spread it across the development. These are just draft proposals, we want your comments on this so they can shape the Local Plan. The first stage for a large proposal is normally an outline planning application. When a detailed application is submitted is the time when residents' views can really make a difference with their views.

**Q** We need more doctors and services.

**A** We have some control over the provision of schools and roads. The Fareham and Gosport Clinical Commissioning Group (CCG) organise and fund local health services. It is their responsibility to commission the health care we need. We don't have absolute control over GP services but we work closely with CCGs.

**Q** My mother has to wait for 8 weeks to see a doctor. Should say unless we can guarantee health services and roads we won't allow any development.

**A** We have invested £350m in road improvements locally e.g. Stubbington Bypass, Newgate lane. CCG is responsible for providing healthcare and they are consulted on development. You should speak directly with the head of CCG.

**Q** RE concern with traffic the extra development will cause and the impact on our village particularly that coming from Warsash.

**A** Widening the A27 will help with traffic.

**Q** The Draft Plan goes to 2036 - it isn't clear what the timeline for these individual proposed developments are. Are they tomorrow or in 2035? Can't the Local Plan give some indication of when development will happen.

**A** Local Plans can't control when sites come forward. That is why we have chosen a mix of sites sizes. Smaller ones are likely to be built first as larger sites will take longer. Development likely to be phased for those. When developers' plans come forward in more detail we can deal with the timings then.

# Community Action Team Meeting (CAT)

## 26 October, Holy Rood Church, Stubbington

**Q** Garden grabbing – what is your policy on it? Is it acceptable if in the urban area.

**A** If the garden is in the countryside it is unlikely to be approved. About 1,000 homes in the draft local plan are likely to come from windfall sites. For example, knocking down a house and building three are part of this.

**Q** What about extending houses e.g. granny annexes then creating extra homes from it.

**A** They would need planning consent to build anything. They would have planning conditions applied. Generally the planning committee won't allow this. An annex has to be associated with that house and can't sell it as a separate unit.

**Q** Is IFA 2 in Faraday Business Park?

**A** It is just to the North. The planning committee will decide on the reserved matters application next month.

**Q** What legal penalties are on companies if they make mistakes testing for interference from IFA2 cables on aircraft.

**A** We have had field testing – real trials with real cables and aircraft. Residents associations attended, MCA and airport tenants. It was shown that there was no interference. We won't let anything adversely affect the airport. There is a lift and shift clause in the lease for IFA2 and we can have the cables removed and shut down IFA2.

**Q** Following the experience of Cranleigh Road – what confidence do you have that you could defend against Newlands?

**A** If we didn't allocate anywhere we would be handing it to developers on a plate. We've only lost one appeal. If we have sufficient housing allocations in place we have the best chance to fight off hostile planning applications. As time goes on the draft plan starts to gather more strength. Once adopted it has much more strength in planning terms.

**Q** Are there any other areas that could be developed north of the M27 alongside Welborne? Tremendous congestion in Fareham. 475 houses next to Newgate lane isn't that going to cause more congestion?

**A** When Welborne plan being developed we looked at 10,000 homes. A lot of constraints, many ecological on the land which meant the site shrunk to 6,000 homes.

**Q** Welborne – why can't we accelerate Welborne to solve the housing shortage.

**A** Many of our Cllrs have asked this and we've had consultants looking into this. We also have a lot of developers breathing down our necks and Welborne hasn't built anything yet. Large developments always start slowly. Lots of work and expert advice on this. On large greenfield sites, we've looked to see how we can increase the building rates there.

**Q** Housing mix – what about houses for older people to downsize to free up larger homes?

**A** They will be included. We now have to house three as opposed to two generations as older people live longer and stay in their own homes. Also looking at specialised housing and sheltered housing. Around 1,000 people on our housing list.

# Community Action Team Meeting (CAT)

## 26 October, Holy Rood Church, Stubbington

**Q** Welborne – you have the power to Compulsory Purchase Order (CPO)?

**A** It was our threat to CPO that put the Welborne landowner dispute to an end.

**Q** Newlands – if they were to appeal a decision - 1,000 houses would tick a lot of boxes to meet housing need.

**A** It is not included in our Draft Local Plan. If refused and there was an appeal then having a Local Plan in place would aid any defence. Residents can provide much support and input to any appeal.

**Q** Why has my neighbour's Council house been vacated and been left for 16 weeks?

**A** Give me the address after the meeting and we will find out. The average time for changeover is much lower.

**Q** I would like to promote patient involvement at Stubbington Surgery. We have advertised for people to join but not many join.

**A** It is underused. Equivalent amount of land owned by NHS for further expansion on site. Should have at least a minor injuries unit. Need to get current building properly utilised. Talked to head of QA Hospital about making more use of the facilities at Community Hospital. A same day GP service has started at Fareham Community Hospital.

**Q** Newgate Lane South. It is only a single lane and no laybys for buses or pedestrian crossings is that right?

**A** The volumes of busses are low. Can't see it stopping many vehicles. There are fewer junctions on it to reduce hold ups.

**Keep in touch on the go**

'Like' us on [Facebook](#)

'Follow us on [Twitter](#)