

Community Action Team Meeting (CAT) 01 February 2019 – Knowle Village Hall

Who was there?

Present: Cllr Woodward, Cllr Evans and Cllr Trott.

Residents: approx. 60

What was talked about?

Executive Leader of Fareham Borough Council, Cllr Seán Woodward and Mark Wyatt (Principal Planner) gave updates on the amended outline planning application submitted by Buckland Development Limited for up to 6,000 homes at Welborne Garden Village.

The application was originally submitted and consulted on in 2017. Buckland Development has made amendments to the application in response to consultation feedback.

Questions:

Q: Will Junction 10 be in place before housing gets built?

A: The development will not start until junction 10 is fully funded. However, it will not be in place before the first housing gets built but will be constructed as part of the first phase of development (2019/20-2024).

Q: What can you do to increase the level of affordable housing?

A: We understand the importance of providing a range of affordable housing options. The amount of affordable housing proposed at Welborne is 30%. That is just under 2,000 affordable houses. This is what the Council wants. We also want a substantial portion to be social housing i.e. traditional Council housing. However, this will be a challenge to achieve, as the higher the proportion of affordable housing the less viable it is for developers and Welborne has a significant infrastructure burden.

Q: How are you going to assure the 30% will be delivered over all the phases of the development?

A: The detail of the phases of development will come forward when further planning applications (reserved matters) are submitted. Certain phases of the development will likely have less, some will have more. The number is for the development as a whole.

Q: What is going to mitigate potential traffic issues along the Knowle Road?

A: Statutory consultees such as the Highway Authority are being consulted on the proposals and we are awaiting their response. When there are detailed planning applications for the parts of the development that will have junctions with Knowle Road and/or buildings along the road frontage, traffic management will have to be considered. Consultees will comment on these proposals and appropriate traffic management plans can be secured by appropriately drafted planning conditions if they are required.

Community Action Team Meeting (CAT)

01 February 2019 – Knowle Village Hall

Q: Can you please consider sufficient planting on the Knowle Triangle and at the boundary of the triangle so that it acts as an acoustic and visual buffer between Knowle and Welborne.

A: That is an important point. We will take it away but please also submit it as a representation.

Q: Will there be special needs education facilities?

A: That is up to the local education authority (Hampshire County Council). They have a duty to take special needs education into account. However, it must be remembered that many schools are not local authority run.

Q: New Junction 10 is designed to take traffic north, however, a lot of it is going to be travelling south.

A: The J10 design supports traffic flowing both north and south moving. We are awaiting feedback on the proposals from Hampshire Highways and Highways England.

Q: Will there be issues with people parking on Knowle Road?

A: At this stage we do not know what the details will be, but the character of Knowle Road will change given the proposed location of the Village Centre on the north side of Knowle Road. How much it changes will be dependent on the details in future applications.

Q: Why is Pook Lane going to be closed?

A: Pook Lane is proposed to be closed in the application. This is for safety reasons as a consequence of the new roundabout arrangement along the A32 and its resultant re-alignment. These highway works require the closure of Pook Lane at the western end. The Welborne Plan indicates that Pook Lane could be closed if required by the Highway Authority. We are waiting for the Highway Authority to comment on the proposal.

Q: Why is the first primary school planned for sequence two?

A: There has been discussion between all parties including the Local Education Authority to consider population growth at Welborne and when there will be a population onsite adequate to sustain the first school. The education authority's comments are awaited however the population threshold proposed by Buckland requires the first school to be delivered in sequence two.

Q: What about the Rail Halt?

A: At the moment it is an aspiration. We had a feasibility study carried out by National Rail, which indicated that there is an option for a station at Welborne along the Fareham to Botley line. The proposal sets aside land for a future rail station in accordance with this study's outcome and we will make sure we consider it during the delivery of Welborne.

Q: How many houses will be built before health care facilities are provided?

A: There has been a battle with the health authorities to provide health care at Welborne. The Clinical Commissioning Group (CCG) asked us to remove it, we have resisted as have the developers. We are calling it a health and wellbeing hub, but we don't know what that will comprise. In sequence one, a health outreach facility is proposed.

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01 February 2019 – Knowle Village Hall

Q: Why has the Household waste recycling centre (HWRC) been resited close to a residential area.

A: The County Council asked for it to be sited so that at peak periods any queuing traffic would not back up onto the primary road network and the new J10 roads. The applicant resited the facility in the south western corner of the employment area as a result. We have concerns and the developers now also have concerns about its proximity to existing residential areas and have offered to have the location of the HWRC moved a further 60 metres further away from Funtley.

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