

Community Action Team Meeting (CAT) 8 July 2019 – Stubbington

Who was there?

Present: Cllr Dugan, Cllr Mandry, Cllr Forrest, Cllr Heneghan, Cllr Hayre (HCC)

72 residents

Chairperson: Cllr Steve Dugan

Speakers:

- Executive Leader of Fareham Borough Council, Cllr Seán Woodward
- PCSO Sophie Carter, Hampshire Police
- Insp Sarah Nicholson, Hampshire Police

What was talked about?

Cllr Dugan, the Chairman of the meeting, gave a brief introduction and introduced the speakers.

You can view all the presentations from the meeting [here](#).

Hampshire Police update

PCSO Carter gave an update on local policing issues, with Inspector Nicholson also taking part in the Question and Answer session. She advised residents to be mindful of the increased risk of theft from homes or motor vehicles left unlocked in the summer months.

Questions from the floor to Hampshire Police

- Q.** What is the advantage of reporting crimes online – is everything followed up?
A. We assess all crime reports in terms of threat, harm, and risk when deciding on the appropriate response. Reporting crimes online takes pressure off the 101 phone line service.
- Q.** If we report crime online, will the police contact us?
A. Yes, either to get more details or update you on progress. You will receive a crime reference number when you [report online](#).
- Q.** Is there a problem with the 101 phone service, if you are encouraging people to report crimes online?
A. No, but we have a limited number of call takers and the lines can get busy. 999 calls are always answered.

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Councillor Woodward – annual update

The Executive Leader of Fareham Borough Council, Councillor Seán Woodward, gave a presentation what has happened in the Borough over the last year and what is happening now and then took questions from the floor.

Questions from the floor on the annual update

Q. When will the park being built north of the IFA site at Daedalus be opened?

A. Early in 2020.

Q. When will the hedge around the War Memorial in Stubbington be cut?

A. We've noted the question and will look in to this and get back to you. Have you discussed this with your local councillors?

Q. Can we hold events on Stubbington Green?

A. Yes.

Q. Can you tell us more about the plans for Daedalus?

A. The Daedalus Vision for the future was adopted earlier this year, with positive public support at a special CAT meeting.

In the Vision we want to see aircraft movements increase and more businesses on the site.

Aircraft movements have increased by 50%, from 20,000 to 30,000 a year. The maximum number allowed is 40,000/year – after that there needs to be a new planning application. We are focussing on business aircraft use (small planes, up to 10 seater).

Under the Vision, we also want to see more businesses on site, concentrating on aviation, marine and engineering businesses. The plan is to build more hangars to accommodate these.

The target is to create 1200 new jobs at the Solent Enterprise Zone over 25 years, we have seen 650 created in the first four years.

There are no plans for housing on the site.

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- Q.** When will Daedalus make a positive financial return for council tax payers?
- A.** The Council has made a significant investment in the Daedalus site. Attracting more tenants and businesses to Daedalus reduces the cost to the Council of running the site, as all businesses contribute through the service charges that they pay.
- Four years ago, the Council subsidised this cost of the site by £1/3 million a year, now there is no subsidy.
- Q.** There is a very overgrown hedge at the bollarded end of Old Street – please can it be cut?
- A.** Question noted – we will look into this.
- Q.** What happened to the plans for allotments on the Daedalus site?
- A.** Yes, there were plans for allotments on the site, but the ground quality is too poor. The Council is looking at other appropriate sites for allotments.

Councillor Woodward – Local Plan update

The Executive Leader of Fareham Borough Council, Councillor Seán Woodward, gave a presentation on the current consultation on issues and options for future development in the Borough, which will inform the development of the Draft Local Plan

Questions from the floor on the Local Plan issues and options consultation

- Q.** Everywhere south of the A27, the roads are in very poor condition. If new homes are built in this area, who will pay for the road improvements?
- A.** Hampshire County Council are responsible for roads in the county and prioritise those that need repair. Housing developers will pay for new roads, but not to repair existing roads.
- Q.** In the Fareham Today consultation document, why is the ‘Land between Stubbington and Fareham’ option described positively (for example mentioning the community benefits that development could bring) compared to other areas. Is the Council promoting the Stubbington gap as its preferred area for development?
- A.** It’s not intended to promote one area over any other as part of this consultation. The areas mentioned in Fareham Today have all been put forward by developers. It is a statement of fact that bigger areas of land are often more sustainable and likely to bring

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community and other benefits. However, the options described in Fareham Today also look at smaller sites.

- Q.** The gap between Fareham and Stubbington is already being eaten into (Newgate Lane, Daedalus) – I can't see that it is highly valued.
- A.** The gap is valued – for instance land on the Newlands Estate was not allocated in the last Local Plan because it was seen as a valued landscape. However due to the increased number of homes that have to be built, we need to look at all areas in the Borough again.
- Q.** Where will all the GPs come from to cater for the anticipated increase in population in the Local Plan?
- A.** It's a good point but responsibility for commissioning GP services is the responsibility of the Fareham and Gosport Clinical Commissioning Group.
- Q.** Southern Water has just been fined £126million. Are there any guarantees that they will be able to handle the increased demand from new development?
- A.** An Integrated Water Management Study has been produced by the Partnership for South Hampshire (PfSH), working with partners such as Natural England and the Environment Agency. This study, put simply, did not raise an immediate nitrate issue that could not be mitigated over the next few years, however the advent of two European Court legal cases has meant no planning permission can be granted for new developments without immediate mitigation measures.
- Q.** There are proposals for 475 new homes (and potentially another 200) off Newgate Lane - why are these being built in the strategic gap? This will cause congestion for businesses in the Solent Enterprise Zone and the proposed school for the area is Peel Common, which is in Gosport.
- A.** £100million has already been invested in road infrastructure improvements in Fareham and Gosport plus hundreds of millions in Smart Motorways.

The 475 houses mentioned are in the draft Local Plan (no permissions have been granted) and the additional 200 are only speculative and contrary to the existing Local Plan. These would all be reviewed if any planning applications are submitted.

The 520 homes per year is an eye-watering figure and the Council will do what it can to get it changed, including lobbying the new Prime Minister. We can't say for certain yet where any new housing will go until we have the final Local Plan.

The Fareham strategic gaps are designated by Fareham Borough Council and we don't

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want to see gaps lost.

Schools are the responsibility of the County Council and often take pupils from more than one borough.

- Q.** What are you doing to challenge the Government's housing figures?
- A.** The Council has an ongoing debate with the Government about these figures and will continue to fight to reduce them..
- Q.** When will we know if the 520 homes a year is the final number that have to be built in Fareham, given the possible need to meet any unmet demand from other PfSH Councils?
- A.** Fareham is working on this with our PUSH partners – we should know the final figure in about a year's time.
- Q.** Has anyone looked at relocating Fareham businesses to Daedalus to free up land for housing?
- A.** The Council is trying to attract new businesses to Daedalus, rather than relocating existing ones. The Council doesn't have the powers to move businesses, but we are looking at how suitable business premises (such as empty shops) can be possibly turned into residential units.
- Q.** Can you use the waste ground on Gosport Road by the bus station for housing?
- A.** This land is controlled by Hampshire County Council, but Fareham Borough Council is looking to acquire some of it.
- Q.** If you were able to find enough land for the 520 new homes a year, would you leave the strategic gap between Fareham and Stubbington alone?
- A.** I can't give a definitive answer on that until the Local Plan is finalised, but I do believe such gaps are important. I think it is important to have a gap between Fareham, Stubbington and Gosport, but we have an obligation to review the size of this gap.
- Q.** The strategic gap between Fareham and Stubbington is in the Council's current Plan and the most recent Local Plan. Do you agree that once it is used for development, it will be difficult to stop any further development in the future – 'once it's gone, it's gone'?
- A.** I agree, but the challenge for the Council is to find enough land for the new homes that need to be built if we don't the decision will be made for us through the planning appeals system. I want to see land such as strategic gaps having formal Green Belt designation, rather than being seen as a strategic gap, which is a Fareham BC designation.

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- Q.** How many homes have had to be built in the Borough previously?
- A.** The estimated need for housing in Fareham was previously around 420 homes a year. Historically completions have been around 200-300 homes each year.
- Q.** Don't Fareham Borough Council have to look at ensuring there are enough doctors to meet the needs of new developments as part of the planning process?
- A.** Yes, we would always want to see that there are enough GPs, schools and community facilities to support new developments, and we would ask developers to support this as part of the planning process. However, the Council can't directly fund the running of private businesses such as GP services.
- Q.** How long will the Stubbington bypass take to build? Will housing be built in the area around it after that?
- A.** It will take two years – the advantage of the scheme is that the majority of road is new carriageway, except where it crosses existing roads.
- Q.** Does the farmer with land either side of Peak Lane know something as he is not farming those fields?
- A.** He will only know about planning permissions that have already been approved.
- Q.** Do you approve housing development because it generates extra Council Tax revenue?
- A.** No, because the extra Council Tax pays for the services used by occupants of the new homes. There is no net gain.
- Q.** Will the 6,000 homes to be built at Welborne help meet the target of 520 new homes a year?
- A.** The Welborne development will help meet a certain part of the required new housing. 4000 homes will be built in Welborne during the lifetime of the new Local Plan, and a further 2000 afterwards.
- Q.** What about the impact of new development on public transport and air quality in the area?
- A.** Public transport is important and the Borough already has the most successful bus service in the county in the Eclipse service.

Bus services are not allowed to run at a loss, so need to make a profit or receive a government subsidy to operate. If people don't use bus services, they won't run.

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- Q.** How will the work on the M27 smart motorway be phased with the improvements to J10?
- A.** This work is being planned to minimise disruption and cost. The smart motorway should be designed with J10 in mind.
- Q.** Concerns over the impact of new development on doctor's surgeries, especially in Stubbington.
- A.** The Council will keep pressing the CCG on the need for GPs surgeries to meet the needs of new development.
- Q.** Where does the Council want to see new housing to be built? Several sites north of the M27 and Welborne look good.
- A.** Land east of Welborne is not being ruled out for extra housing, but we know the constraints of the site.

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