

Community Action Team Meeting (CAT) 10 November 2017: Victory Hall, Warsash

Who was there?

Present: Cllr Woodward, Cllr Evans, Cllr Butts, Cllr Cartwright, Cllr Ford

Residents: approximately 160

What was talked about?

Introductory presentation by Cllr Woodward focusing on the Borough's growing need for housing, the sites that were assessed for housing and the importance of infrastructure. This was followed by Richard Jolley, Director of Planning and Regulation who discussed the selection of the draft preferred sites for housing proposed in the Draft Local Plan.

Questions from the Floor

Q Can we use alternative methods of construction, such as factory built houses?

A We always need to be careful of what an inspector will say or do and what developers will be saying if we say that we will be able to provide all the houses at Welborne before 2036, as that will be challenged.

Q Will the Genesis Centre be rebuilt if knocked down?

A Yes, there will be a new Genesis Centre put in place before we demolish the existing one. There is no question of us knocking down Genesis before there is something as good or better in its place within the Locks Heath centre area.

Q Can we be involved in the design?

A Yes very much so.

Q How are you going to improve the road network?

A We have statutory consultees, they are the utilities, the County Council for roads, and education and the Clinical Commissioning Group for health. It isn't feasible to do certain road improvements, so what we need to be looking for is what improvements are reasonable to make and paid for by those large developments if they happen.

Q Can there be an allocated area for a doctors' surgery in the area?

A Yes, with the support of the Fareham and Gosport Clinical Commission Group. If they want us to allocate a site, but we do need their support.

Q The bulk of the employment opportunities are on the east side of the area, and the housing is on the west, which is going to put more pressure on the transport links.

A There are employment spaces elsewhere too. Whiteley is close by, Segensworth, Welbourne, and Daedalus are also employment sites. Bypass at Stubbington will support it, as will Newgate Lane improvements. We are putting £100m into road investment in Fareham.

Richard Jolley - We will have to wait and see what comes in at Solent 1 and Solent 2. There is land for hundreds of jobs in this area. You can't force people to live and work in the same place.

Q If you put 49 houses on the back of Raley Road, where are the children going to go to school, and the increased traffic will put the children in more danger when walking to school?

A **Richard Jolley** - The Raley Road site is in the current Local Plan. This one is deliverable, and can come forward for development.

It's been in the Local Plan for 17 years and no one has developed it yet. It is deliverable, and that's why it has been recommended to stay in the Local Plan. School runs are a concern, but we don't know if it will be developed or not.

Q We were advised the site was a flood plain, and that there is an extensive amount of wildlife, so that it was not something that could be built on. Overall, our main concerns are infrastructure and many socially isolated people on Raley Road. If you want to house people, pressure needs to be put on landlords to reduce rent and accept housing benefits and provide housing for them.

A A problem that we have is that there are not many houses in Fareham available for rent, and there are not many empty houses, so it can be hard for those people who want to rent. The site may or may not find its way through the plan. Apart from the Welborne allocation, it's over 20 years since we have been in this position of putting greenfield sites forward.

Q On the subject of employment, my husband does a 200-mile commute as there is no work round here.

A You can't make people live where they work, and work where they live. People make a choice to commute.

Q Will there be more provision for elderly people, who might need residential social care?

A We are doing what you suggest. There is a development at Collingwood Court, and we opened this summer Sylvan Court, which has dozens of apartments for older residents with care needs. There is also Hawthorne court which is a Hampshire County Council nursing home.

Q Could you change some of the employment allocation to housing?

A There are at least two large office complexes in Fareham Town Centre which have been converted to residential. We are heavily targeting the Town Centre, with 600 new homes on

brownfield sites, with some on former office buildings. So we are moving sites from commercial to residential.

Q Due to the Welborne delay is there going to be impact on the sites here in Warsash?

A I believe it is a good idea to have a number of small sites, which are likely to be easy to develop and will be done quickly. The larger ones will be problematic, and when you look at the Greenaway development, there are many problems for potential development. We need a mix, and we need to allocate enough land for Fareham's housing need. However, we may never see some of these sites developed.

Q There were a number of other sites put forward by developers that weren't shown on there. Can I see the other sites that were dismissed please?

A You can see the assessment of other sites (visit www.fareham.gov.uk/localplanconsultation.aspx the Civic Offices or any Library in the Borough). The village that had the most interest was Warsash.

Q Given that these developments may go somewhere in this area, and the added congestion, what considerations have been given to road safety?

A If Greenway Lane went ahead, pedestrian crossings will be put in place. If you're trying to get a crossing, there are vehicle counts and pedestrian counts that need recording to request it to the County Council.

Q What buildings are listed at the Maritime Academy, and how many homes will be provided and how many would be new?

A It's surprising which buildings are listed there, the oldest buildings are not listed but the accommodation block and the building with the lecture theatres and simulators are.

Richard Jolley – More than half of the estimated 100 housing will be delivered through conversion of the listed buildings.

Q RE Warsash Maritime Academy. Will the roads be able to take the traffic of an extra 100 homes?

A Hampshire County Councils view is that Newtown road can take the extra traffic, as it is already taking a lot of college traffic, but whether the site can be developed without road improvements will be part of the consultation with the County Council. It is a brownfield site, and they are at the top of our list for sites we want to develop.

Q How much consideration has been given to Warsash being an old village with its own identity? What impact will development have on the nature reserve along the River Hamble?

A Every property that is built in South Hampshire within a certain distance of the water, has to pay a capitation fee, which is going into the fund to pay for Wardens who are looking after

some of these sites. Most of us were not born here, we moved here, and who are we to say that nobody else should be able to move to the area.

Q We are concerned with responsible development. How do developers contribute to the infrastructure?

A There are two ways of getting money out of developers: there is one called the Community Infrastructure Levy (the 'Levy') and another which is the Section 106 Agreement. The 'Levy' will see an inflow of money to the Council from developers before construction is started and Fareham Borough Council decides where that money is spent. If the site is a Section 106 site, then what you get is staged provision of infrastructure. This is a legal agreement signed by the council and the developer, and will provide infrastructure before a certain amount of houses are built.

Q Will the Local Plan stop piecemeal development?

A In terms of odd little sites, such as when someone may pull down a house and put in two, we describe them as windfall, and we have built in a big figure in to our Local Plan, which we think we can resist challenge. If we didn't have that in the plan, then we would be looking for another 1000 greenfield sites.

Q Why won't the CCG supply care?

A They can't say to GPs to move in to certain buildings as they are private businesses

Q RE Spending on infrastructure

A We have to provide homes in the Borough, if we don't provide them, it will be done to us. We need to decide where they should go, and what infrastructure we can extract.

Q RE Traffic problems

A There are 15,000 houses in the Western Wards, and 40% of the Boroughs population, so it is not surprising there is going to be significant traffic issues. The draft proposals will add another 1000 to that number, if I could find other solutions I would.

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