

Community Action Team Meeting (CAT) 12 July 2019 – Titchfield

Who was there?

Present: Cllr Davies, Cllr Hockley, Cllr Keeble, Cllr Hockley (HCC)

35 residents

Chairman: Cllr Tiffany Harper

Speakers:

- Executive Leader of Fareham Borough Council, Cllr Seán Woodward
- PC Wes Cliff

What was talked about?

Cllr Harper, 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

PC Cliff gave an update on local policing issues.

Questions from the floor to Hampshire Police

There were no questions for the Police.

Councillor Woodward – annual update

The Executive Leader of Fareham Borough Council, Councillor Seán Woodward, gave a presentation on what's 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.** To help improve air quality, could the Council require all taxis to be electric vehicles?
- A.** We can't force taxi drivers to change to electric vehicles, but the Council wants to encourage their use. There is a charging point in Civic Way (*resident then advised there was also a charging point at the Cams Mill pub*).

Community Action Team Meeting (CAT)

12 July 2019 – Titchfield

Hampshire County Council are developing a strategy to provide more charging points, including on-street charging points (for example from street lights) for drivers who can't park at home

- Q.** The Titchfield Neighbourhood Plan (subject of next week's referendum) refers to 153 homes. Will these definitely be built?
- A.** The figure for the Titchfield Neighbourhood Area in the current Local Plan is zero. The proposed Neighbourhood Plan allows for 153 homes up to 2036. If approved, the Titchfield Neighbourhood Plan would sit alongside the Local Plan in determining planning applications and would carry significant weight.
- Q.** Will the Titchfield Neighbourhood Forum be involved in determining future planning applications, as with the recent Posbrook Lane application?
- A.** The Titchfield Neighbourhood Forum was invited to the Posbrook Lane Appeal but there was no Neighbourhood Plan in place at that point. If the Neighbourhood Plan is approved in the Referendum, it will sit alongside the Local Plan and be referred to when considering future applications.

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.** What happens if we don't have a Local Plan?
- A.** If a Council doesn't have a Local Plan, its ability to defend planning decisions at Appeal is very limited. Eastleigh Borough Council doesn't have a Local Plan and has lost lots of planning appeals.
- Q.** What happens to existing planning applications on land that is affected by nitrates?
- A.** If planning consent was issued before the European Court judgement on nitrates three months ago, development can go ahead.

Community Action Team Meeting (CAT)

12 July 2019 – Titchfield

- Q.** Where will the Stubbington bypass run to and from?
A. It will run from Gosport Road (Peel Common Roundabout) to Titchfield Road (Titchfield Gyratory).
- Q.** When will work on the bypass start?
A. Work will start in November this year.
- Q.** As Welborne will provide 6000 homes, won't this provide many of the homes needed to meet the target of 520 a year?
A. Welborne won't be completed by 2036. We anticipate it delivering 4000 homes during this period.
- Q.** Is the figure of 520 homes realistic?
A. I don't think it is and many of the councils in South Hampshire are saying that the proposed figures are too high.
- Q.** Will the restrictions on development due to nitrates still apply after Brexit?
A. The UK will be bound by European judgements that have already been signed (such as on nitrates) if the country leaves the EU in October, and EU legislation is underpinned by UK legislation.
- Q.** Who determined the potential areas for development in the consultation?
A. These are areas that have previously been proposed for development that we need to look at again in light of the new housing figures.
- Q.** Is the area south of Locks Heath good for large-scale development or more suitable for agricultural land?
A. The land is mostly in agricultural use but limited small-scale development may be appropriate adjacent to the existing urban areas.
- Q.** Can you protect areas by defining them as strategic gaps?
A. We feel strategic gaps are very important, but they have no legal status. We have previously won appeals against planning applications in the Meon Valley because we have designated it as a strategic gap. We are obliged to review the size of strategic gaps in developing the Local Plan, and the Planning Inspector asked us to do so in 2015.
- Q.** Is there any chance of a conservation area in Titchfield?
A. There is already a conservation area in Titchfield.

Community Action Team Meeting (CAT)

12 July 2019 – Titchfield

- Q.** Are the 153 homes in the Neighbourhood plan already in the Local Plan?
- A.** They are in addition to the Local Plan.
- Q.** The Local Plan provides for no additional houses in Titchfield – does that include windfall sites?
- A.** There may be windfall sites in Titchfield. These could form some of the 153 homes referred to in the Titchfield Neighbourhood Plan.
- Q.** Are you saying no to windfall sites in Titchfield?
- A.** The current consultation is about issues and options for future development, not specific sites. Potential windfall sites in Titchfield could be looked at in the future.
- Q.** *(from Lee-on-Solent Residents' Association).* We think our residents will be vastly affected by development in the Fareham/Stubbington strategic gap and Newgate Lane, especially in terms of extra traffic, travel delays, air pollution and the impact on existing infrastructure. It feels like a step back after the welcome road improvements at Peel Common and the steps Fareham Council has taken to improve air quality. What discussions have taken place with Gosport BC about the impact of this future development on Gosport residents and services?
- A.** Planning decisions in Fareham are made by Fareham Borough Council as the planning authority and we need to take into consideration the increase in the number of houses that have to be built in the Borough. Any decisions on the strategic gap will be made by Fareham.
- I have regular discussions with Gosport Borough Council about housing need and the strategic gap and I have support from them in opposing our numbers. Gosport will also be starting work on their own Local Plan to reflect their increased housing numbers.
- For some services our borders are permeable. Hampshire County Council will look at school provision to meet the needs of future development in both boroughs and the Fareham and Gosport Clinical Commissioning Group (CCG) is responsible for medical services in both boroughs.
- Q.** There is the potential for joined-up housing in the strategic gap once the Stubbington bypass is built which will bring more pollution. What are the proposals for this housing?
- A.** There are currently no proposals from the Council for housing in this area.
- Q.** Traffic is terrible around here, and it is difficult to get to the doctors – we need some joined-up thinking.

Community Action Team Meeting (CAT)

12 July 2019 – Titchfield

- A.** There is a planning application for the Newlands Farm site and the developers are proposing schools, road infrastructure improvement and a doctor's surgery. The larger a development is, the more likely you are to get these sorts of improvements.
- Q.** There are a number of possible windfall sites in Titchfield, which could provide more homes. How does this impact on the figure of 153 homes?
- A.** Windfall sites would contribute to this figure; once the 153 figure has been reached, the Council can say no to future applications
- Q.** What about windfall sites that have been built on lately?
- A.** As they have already been built they wouldn't contribute to this figure.

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