

Community Action Team Meeting (CAT) 25 May 2018 – Portchester Parish Hall

Who was there?

Present: Cllr Woodward, Cllr Bell, Cllr Cunningham, Cllr Walker, Cllr Kelly and Cllr Price.

Residents: approx. 70

What was talked about?

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

- 1. PC Lee Paddick gave an update from the local Police.**
- 2. Hayley from One Community talked about Volunteering opportunities and support available in the Borough.**
- 3. The Executive Leader of Fareham Borough Council, Cllr Woodward, gave a presentation about developments in the borough over the past year and a look at what is happening now and then took questions from the floor. You can view the presentation [here](#).**

Q Gosport have lower housing numbers. Why can't we have lower housing numbers in Fareham?

A Gosport hasn't got away with having lower housing numbers, but if the new government requirement goes through, then Gosport will have lower housing numbers than Fareham, due to housing being more affordable in Gosport.

Q Have the proposals for Downend been approved?

A No they haven't. Miller homes have an application on Winnham Farm, but nothing has been approved?

Q There is a lot of pressure in Fareham to provide more housing, but shouldn't we be using land more efficiently, instead of cramming houses into sites like Romsey Avenue?

A All of the sites in the Draft Local Plan, were assessed by officers and it was decided they were the best sites to go into the plan. Some sites will be more densely developed than other sites and infrastructure issues will depend on the site. But at the moment there is no planning application at Romsey Avenue.

Q RE Access to the Romsey site.

A Hampshire County Council have a holding objection, as they want further information on all sites

Q What steps did you take for other authorities to take pressure off Fareham?

A Housing numbers were all put in a document, and Fareham has the exact figure for the objectively assessed housing need for Fareham. Gosport can ask if we can take more housing, but Fareham can say no. Unless the rules change.

Q RE Concern over slow progress of Draft Local Plan.

A The Draft Local Plan is going at the exact pace it should. But we have a five year housing supply issue. We had sites for 10,000 houses to assess while our need was only 2,000 and it takes a long time to assess all the sites. Another issue now is the change in housing numbers, so we will not go any further until we hear what the government is going to do, but if we need to be ready, then we are ready to produce the Deposit plan.

Q Will the funding provided by developers stay in the area the housing is being built?

A Yes, there is a legal agreement to how much and what the money should be spent on if it is via s106 agreement. It has to be in direct mitigation, meaning if more housing in an area, then money must be spent on providing more school places. If the County Council do not deliver on what they say the money should be spent on, then the developer can ask for its money back.

Q People were angry when the Draft Local Plan got published as it was a complete shock at first. Would it be good to engage more at the beginning?

A Proposals were made by officers, and if they meet the technical criteria, they were put in the draft plan, and that is when people can get involved.

Q RE Concerns development will have on traffic issues.

A We could say no to developments, but developers would still build by winning appeals, we just wouldn't get a say in where housing is built or the extra money to help improve the roads. We need to make sure that housing is built in the right places.

Q Why was Romsey Avenue put in the Draft Local Plan?

A It was assessed by officers, and it was felt by them to be better than most other sites put forward.

Q Why is Romsey Avenue in the Draft Local Plan, as most people are against it?

A That isn't how planning works. Just because people support, or are against, a proposal, doesn't mean it will be refused or accepted as planning legislation takes priority

Q What about Natural England and Hampshire County Council concerns with the Romsey Avenue site?

A Just because sites are put into the Draft Local Plan, doesn't mean there will be a

planning application. If, or when there is a planning application, then all the concerns will have to be considered by the planning committee.

Q RE Winnham Farm. A traffic analysis report, said that extra houses would have no impact on traffic. This can't be true?

A The traffic report has to be produced, but we would be more interested in what Hampshire County Council has to say.

Q Do you take any notice of the letters of objection?

A Sometimes planning officers notice things from letters that they didn't before. All objections are considered but only planning matters can be taken into consideration in reaching a planning decision.

Q When analysing traffic, what is considered peak hours?

A Hampshire County Council has updated their traffic model, we know how many cars are at certain points at all times.

Q A misjudgement to focus the majority of housing in Warsash and Portchester. The Draft Local Plan does not protect our countryside.

A We have not concentrated housing in Portchester and Warsash, there are 4 or 5 areas, and Fareham Town centre has the biggest allocation of all plus Stubbington and Titchfield

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