Crofton Community Action Team Meeting (CAT)
Tuesday 11 February 2014

Who was there?
Present: Chairman – Cllr Arthur Mandry
Also present: Cllr Knight, Cllr Forrest, Cllr K Mandry, Cllr Cartwright, HCC Cllr Wood
Residents: 107

What was talked about?
Local Police update – PC. Jim Heath

Burglaries
- 9 dwelling & 9 non-dwelling
- 5 youths on bail
- Remain vigilant

Assaults
- 7 since last meeting
4 incidents – damage to public toilets

Vehicle crime low – a spate of thefts due to unsecured cars
5 cycle thefts

Anti-social behaviour – low

Questions:
Q: Queens Crescent – from Stubbington island to Crofton School there is lots of speeding?
A: We are enforcing on the road.

Q: Can you publish contact phone numbers please?

A: Yes I can give you mine or phone 101.

Anna McCulloch – Community funding update
- Crofton Judo Club £4,800 for new training mats

Strategic gaps – Lee Smith

Cllr Mandry: planning application likely to be coming in soon from Hallam Land Management.

Lee Smith: Hallam Land consulted before Christmas – no planning application in yet.

What are strategic gaps & what is their purpose?
- They are areas of open land/ countryside between existing settlements
- Their purpose is to protect the setting and separate identity of settlements and to avoid coalescence
- Their extent is defined at a local level by Fareham Borough Council

Strategic gaps are also defined as countryside
- New development within the countryside is strictly controlled
- Development which may be acceptable includes that needed for agriculture, horticulture and essential infrastructure
- Strategic gaps essentially provide two layers of constraint on the development of land

Where are the strategic gaps?
- There are several within the Borough which include:
  - Land between Fareham/ Titchfield/ Titchfield Common
  - Land between Fareham/ Stubbington/ Hill Head
  - Land between Stubbington and Lee – On – Solent

How are strategic gaps safeguarded?
- Through the Development Plan policies
When development proposals come forward in the strategic gap two key considerations:

- Does it represent an appropriate form of development in the countryside?
- Would it significantly affect the integrity of the gap and the physical and visual separation of settlements?

Questions from the floor:

Q: The company that wants to develop the site are talking on their website like it’s a definite, are you taking into account infrastructure?

A: I can’t be seen to prejudge applications but policy is against the proposals.

Q: Solar panels on the gap, if they decide to withdraw or end their life, will that be a green or brownfield site?

A: People worried at the time. I don’t think it’s a foot in the door in the strategic gap for housing.

Q: How flexible is the present policy?

A: It’s been strategic gap for the last 30 years so no. If an application comes in we have to consider all the issues.

Q: How long to change?

A: It would take years.

Q: Paying tax 30 years, chair of Crofton School and I’ve been informed planning decisions don’t take into account education. What about health facilities?

A: Yes, Hallam were talking about a health centre, not sure about schools.

Q: Education in schools, Henry Cort – children coming from Whiteley.

A: Education is a Hampshire County Council function. We consult with them on educational needs.

Q: Sounds like Fareham Borough Council will object – but I’ve seen where it’s been resisted totally and developer taken it to government?

A: We don’t want to see housing in strategic gaps.

Q: As a walker, there is no longer access at the entrance to Tanners Lane because of the solar farm. What about rights of way?

A: That’s only temporarily closed.
Q: Any news on the possible bypass?

A: Hampshire County Council has not come to a decision on the possible routes.

A: **Cllr Mandry**: When Hampshire County Council chooses routes they will consult on them. Fareham Borough Council also has input into it.

Q: The owners of Newlands Farm trying to continually dispose of the land. How do we protect that land?

A: Yes, people can’t develop unless they get Fareham Borough Council planning permission.

**Daedalus update – Lee Smith**

**Development strategy for Daedalus**

- Retention of runways with employment uses located at western and eastern sides
- Emphasis on aviation and marine related businesses
- No housing within Fareham part of site
- Community benefits in terms of additional open space and allotment gardens
- Site designated an Enterprise Zone

**Outline permissions:**

- Outline planning permission granted 20th December 2013
- Master plan forming part of the permission sets out the parameters for development of the site

**Infrastructure progress:**

- Hangars West access and development plots
- Hangars East accesses and development plots
- Spine Road to Waterfront development
- Newgate Lane
- Initial works complete. Gate open.
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- Infrastructure works programmed 2014
- £7m Funding secured - date to be confirmed
- North - Works programmed 2014
- South – date to be confirmed

**Airfield Improvements & New Hangar Space**

- Runway resurfacing
- Compliant with Civil Aviation Authority licensing standard
- Work programmed for Autumn 2014
- 2,400 m² of hangar space for rent
- Stimulate private sector investment and support the airfield operation
- Completion programmed for Spring 2015

**Business Innovation Centre**

- 2,400 m² of new office and workshop space
- Creating an environment in which new businesses can prosper and grow
- 150 new jobs
- Close interaction with Fareham College’s new centre of excellence for engineering, manufacturing and advanced skills training (CEMAST).
- Planning application submitted last week
- Construction anticipated to commence May 14
- Completion March 2015

Hangers near Kingsmead Avenue are recent consultations on temporary hangers to house people whilst hangers east are demolished.

- Southern side – open space opened up backing onto William Close.
- Hangers East – demolition of old hangers and new buildings installed – new access in place.
- Businesses relocated.
- Applications in for improved infrastructures.
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- CEMAST – topping out last week and Innovation Centre application submitted.
- Maritime and coastguard building and marine rescue site on southern tip.

Tony Mundy – Investment Strategy

Borough Council Investment Strategy

Ambition to stimulate aviation development and promote entrepreneurial business at Daedalus:

- Fareham have secured prudential borrowing to provide for Airfield Improvements & New Hangar Space
- The Homes and Communities Agency (HCA) have agreed a £5.3m grant to build a new Business Innovation Centre

Homes and Communities Agency & Solent LEP want the site moving in development terms. FBC putting funds in place to make sure development in Daedalus can take place.

Start-up needs a sheltered environment to help grow.

- Likely to generate 150 jobs
- Close link with CEMEAST

Planning application went in last week.

Q: Superb idea but depending on the road access & traffic on the road to Fareham. Where will the extra traffic go?

A: Outline permission granted for development of site, before permission granted we took into account needs of highways agencies. The Newgate Lane improvements are part of it.

It will also improve southern section of road and peel common roundabout and direct some of commutes to work at the site.

Q: Should we sort out Market Quay roundabout before this?

A: We’ve been trying to find a solution to that.

A: Cllr Mandry: Funding for improvements at Market Quay is better. Bus situation is to be rectified with new bus gate. We need government money and they will only invest if it helps generate jobs.
Q: Newgate Lane improvements only improves south access from M27, not east from A27. Titchfield Road – stop lorries going down there, make them go down Mays Lane. Even if you build a bypass lorries passing each other, one has to go on the path. What’s the benefit to Stubbington – I don’t see it?

A: Cllr Mandry: Highway authority decides what goes there. It’s a county issue if the Stubbington bypass is to be built (needs government money).

Q: Planning permission for Asda and other businesses on Newgate Lane. No consideration of traffic. The same will happen with Daedalus, need roads before enterprise zone.

A: Some of the roads being built concurrently. It will take time for businesses to open.

A: Cllr Mandry: Much of the money for roads is derived from planning applications e.g. Asda gave loads of money to HCC for roads. Significant investment from government, HCA and enterprise zone for infrastructure.

Q: When developments take place how can you ensure safe with heavy traffic lorries. Put weight and width restrictions at Mays Lane and signage to make sure they go down A32.

A: That’s a valid point; we will look at those options.

A: Cllr Mandry: We don’t know if the Stubbington bypass will be built. Daedalus will take 10 years to develop.

Q: When can we see people from Hampshire to come down and here their view?

A: Try and arrange for next time. They are constrained by money.

Q: Need a joined up approach

A: You can get input with highways if we can arrange at the next meeting.
Q: Buses – transport statement is out of date. People coming here have to drive because there aren’t enough buses. Lee on Solent is now cut off from Fareham & Daedalus. Will someone speak to bus operators about buses to CEMAST?

A: Cllr Mandry: bus service is a private company we can’t dictate.

Q: Plans on website are out of date?

A: Cllr Mandry: I agree we share your aspirations. We have to prove to the bus company that it’s a viable route that will come mainly from the college.

Q: How many jobs in enterprise zone in total?

A: 3500 jobs in total over 25 years.

- It is very difficult to plan infrastructure roads etc. in a pre-existing community we are trying to do it as best as we can. We might be able to get highways at the next meeting.

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Have Your Say - Consultations

All consultations are available at [www.fareham.gov.uk/consultations](http://www.fareham.gov.uk/consultations)