Who was there?

Present: Chairman on the night - Cllr Connie Hockley, Steve Strongman (Mansell Construction Services)

Also present: Cllr Tiffany Harper, Cllr Geoff Hockley, Cllr Nick Walker, Cllr Susan Bell, Cllr Peter Davies, Kim Hayler (Planning Officer, Fareham Borough Council),

What was talked about?

This meeting was focused on the development of the Hinton Hotel site. The developer, Steve Strongman, gave a presentation about the site and the development which will involve the erection of a 50-bed residential care home and 32 homes following demolition of the Hinton Hotel and the Limes Public House.

Steve Strongman – Mansell Construction Services

It has been a long process of four and a half years to obtain planning consent. Mansell are in contract with the owners of the site and it is hoped the site will be cleared of all buildings by the end of the year.

The approved scheme includes 32 houses and flats and a 50 bed care home with parking. There will be an element of affordable housing in the development.

It is the intention to recycle the bricks from The Limes hotel, and it is estimated demolition will take 4-6 weeks.

The proposal includes a number of traffic calming measures; yellow lines in Catisfield Lane, a Residents Parking Scheme and improvements to the Highlands Road/Catisfield Lane junction.
Kim Hayler – Planning permission has been granted.

Q. This has previously been turned down because of highway issues.

Councillor Mrs Hockley – Tonight’s meeting is about the site and not traffic issues. If you have problems with the traffic please come and speak to me. It has been a long, hard process, to get a suitable development in place. It’s been going on for 40 years. We should be happy that the old building is going.

Q. Parties say not to develop small land because of the new community, so there will be more cars.

A. The site is allocated for housing. It is not a Greenfield site, it is an eyesore needed to be developed. The woodland walk will still be there. There would be cottage style housing and parking.

Q. The daily traffic is very bad already around there already.

A. Before the application was reported to the Planning Committee, the potential for cars moving in and out of the site would have been assessed, including the consideration that if the existing uses at the site were running at their optimal level they would increase the current levels of traffic associated with the site. The application was approved by the planning committee.

Q. The biggest problem is that the site could be extended.

A. No, that won’t happen.

Councillor Walker – the countryside next to the site cannot be developed.

Q. I live in Mount Drive. The care home there has been switched from an OAP home to one for patients of dementia and Alzheimers. They shout and scream, is there anything preventing the care home turning into a home for dementia?

A. No.

Q. Can you confirm where the double yellow lines will be? There is temptation for them to park at the front.

A. The yellow lines will be at the front, northern side and there will be a residents parking scheme.
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Q. How long will it take to develop the site?
A. 12-15 months.

Q. Have you thought about aborting use of Fishers Hill.
A. I agree and this is something I’ve tried to sort over 8 years. Emergency services need to use Fishers Hill for access so it can’t be access only. We are working to sort it out.

Q. How will you operate the development of the site?
A. I can’t discuss this tonight because the programme is being developed as we speak. We operate at very high standards and we’ve won lots of awards for our development projects.

Councillor Mrs Hockley – The planning consent outlines the conditions on how they can work the site when Mansell are developing it.

We all felt that this is such an important site and we should celebrate the site.

Q. There are 12 social houses to be included - why are they included?
A. Not everyone can afford their own home. We should welcome them.

Q. What happens to the 43 people living in the Hinton Hotel at the moment?
A. They are on a weeks’ notice. It is up to the owner of the site. Residents are advised to go to the housing options officer at Fareham Borough Council who will be able to give them advice and help.

Q. Who will be housed in the social housing?
A. Local people on the Council’s Housing Waiting List.

Q. When the site was in full operation with the Hotel open and shops there was a lot of traffic. This won’t cause as much.

Q. What time will work start and finish?
A. 8am-6pm Mon-Fri and 8am-1pm Saturday, no Sundays or Bank Holidays.

Q. There are concerns over traffic flow during construction.

Steve Strongman – When the site manager is in place he will be made known and will contact local people to let them know the construction plan.

Q. What open space will there be for children?
A. Cllr Mrs Hockley – There is a planning obligation which includes a financial contribution towards open space. This contribution will be allocated to recreational facilities within the catchment area. The nearest recreational facilities are located at Blackbrook Road and Mill Lane.

Q. What will happen to the Memorial Hall?
A. Cllr Mrs Hockley - It will stay.

Q. Can you guarantee that the planning obligation contributions will be used in Catisfield.
A. Cllr Mrs Hockley – The contribution will be allocated to recreational facilities within the catchment area.

Q. Will the properties have gardens?
A. Yes.

Q. We have to trust FBC to make sound decisions. I’m persuaded by detail provided and think it’s a very well thought out plan.
Cllr Mrs Hockley – This will be a great development.

Q. Could the owner of the site still stop it?
A. No, not at this stage.

Q. How many parking spaces will there be?
A. Kim Hayler – Parking meets the Council’s residential parking standard. The residential layout would provide 71 parking spaces as a mix of both allocated and unallocated spaces. The nursing home has 20 spaces allocated to it.

Q. Will the yellow lines go all the way down Catisfield Lane?
A. This would be subject of a separate public consultation.

Q. I’m delighted to see it begin developed!

Q. What are the provisions for drainage?
A. Drainage details will go to the Council then Southern Water Services for approval.

Judy Ekins (Catisfield Village Association) – We are highly grateful for the meeting and the great work by the planning officers. There are concerns over Fishers Hill and yellow lines and concerns over residents of the hotel as they are on a weeks’ notice. This site demonstrates peoples’ passion. I urge the Council that community facilities need to be improved and recommend this plan.
Have your say - Consultations

All consultations are available online at www.fareham.gov.uk/consultation. You can also get paper copies at the Civic Offices reception or by phoning customer services on: 01329 236100.

The next Titchfield CAT meeting:

Wednesday 26 June
Titchfield Community Centre
7pm - 8.30pm