

FAREHAM

BOROUGH COUNCIL

MINUTES OF THE WELBORNE COMMUNITY FORUM

Date: 12 October 2022

Venue: Collingwood Room – Fareham Borough Council

Committee Members Present:

Fareham Borough Council

Councillor Seán Woodward - Chairman
Councillor Simon Martin – Vice-Chairman
Councillor Malcolm Daniells
Councillor Pamela Bryant
Councillor Katrina Trott

Hampshire County Council

Councillor Peter Latham

Winchester City Council

Councillor Therese Evans

Business

Bryan Jezeph – Chamber of Commerce
Tim Hancock – Business South
Charles Burns – Federation of Small Businesses

Community

Bob Marshall – Fareham Society
Loraine Rappe – Knowle Residents Association
Aileen Wood – Funtley Village Society
Councillor Sheila Chambers – Wickham & Knowle
Parrish Council

Wendy Greenish - Wickham Society

Also in Attendance:

Buckland Development Ltd

John Beresford

Hampshire County Council

Heather Walmsley

Fareham Borough Council

Sarah Ward, Head of Strategic Sites
Richard Jolley, Director of Planning and
Regeneration

1. Welcome, introductions and Apologies

Apologies of absence were received from Russel Kew from the Wallington Village Association and Brenda Clapperton from the Fareham Society.

The Chairman welcomed everyone present to the first Welborne Community Forum and asked Members of the Forum to introduce themselves.

2. Community Forum Administrative Matters

a) Draft Terms of Reference (TOR)

Sarah Ward, Head of Strategic Sites from Fareham Borough Council explained to the Forum Members that the Terms of Reference, although agreed by Fareham Borough Council's Executive, remain in draft form until considered at this meeting. Any changes proposed would be referred to the Council's Director of Planning and Regeneration for determination. Sarah asked for any comments or questions with regards to the Terms of References.

Lorraine Rappe from the Knowle Residents Association asked if there was potential to expand the community engagement and increase the Forum Membership. Sarah highlighted that the Terms of Reference are flexible to allow the Membership to change and evolve throughout the development of Welborne. The TOR will be reviewed by the Forum annually.

Sarah also brought to the attention of the Forum that, Caroline Dibden as Vice President of Hampshire CPRE, had been in contact to request that the CPRE be considered for a place on the Forum. The Chairman said he felt we had a diverse membership already with all local community groups near to Welborne represented but it would possibly be appropriate to invite other organisations to attend for particular agenda items in the future if appropriate.

b) Standard Agenda for subsequent meetings

Sarah Ward addressed the Forum to advise that there would be a standard agenda format for each Forum meeting. The purpose of this was to reassure members that the main areas of interest will be covered at each meeting, with additional items to be added as and when required. The standard agenda will be as follows –

- Welcome, Introductions and Apologies
- Development Update
- Housing
- Infrastructure and Transport
- Green Space and Community Facilities
- Community Forum Administrative Matters
- Any other Business
- Date of Next meeting

The Chairman highlighted that any member of the Forum could request items for the agenda and asked that those requests be sent direct to democraticservices@fareham.gov.uk for his consideration.

3. Introduction to Welborne Garden Village

Sarah Ward provided an overview of Welborne to explain the story so far. This allowed all members of the Forum to be advised on the journey so far and understand the different roles and responsibilities of Fareham Borough Council, Hampshire County Council, Buckland Development Ltd and Welborne Land Ltd with respect to the development. A copy of the presentation is published with these notes.

Councillor Evans, representing Winchester City Council, enquired about the health provision as this remains a concern for residents of Wickham. Sarah explained that discussions remain ongoing between Buckland Development Ltd, Fareham Borough Council and the Integrated Care Board to continue to work towards delivering the s106 Agreement which states that Welborne Garden Village would have on-site health facilities. John Beresford, from Buckland Development Ltd, assured members of the Forum that he and his colleagues at Buckland were determined to resolve this concern as soon as possible.

Councillor Peter Latham, representing Hampshire County Council, enquired about the affordable housing allocations for the development. Sarah advised the situation as set out in the s106 Agreement was complex, but confirmed that the affordable housing allocations would be no lower than 7% and that this would be in a very exceptional circumstance. A viability review would take place once 2000 homes had been completed, with the overall objective still to deliver up to 30% affordable housing. Updates on housing provision will be updated to the Forum throughout the delivery of Welborne.

4. Development Overview, Programme and Update

John Beresford from Buckland Development Ltd addressed the Forum to deliver a detailed presentation providing an overview of the development. A copy of the presentation is published with these notes.

John began by explaining that Buckland Development Ltd and Welborne Land Ltd are effectively the same organisation. This allows for a singular pursuit of their Vision for Welborne Garden Village. A Strategic Design Code was being developed for submission to the Council, and in total 14 Neighbourhood Design Codes for each of Welborne's distinct residential areas would be in place. The first neighbourhood to be built will be Chesterfield, which includes the Welborne Village Centre. Small regional Housebuilders are likely to undertake the housing development, with Buckland Development Limited building the community facilities themselves.

Councillor P Bryant asked for clarification on where the access road would be for the construction traffic. John confirmed that the location for the access road is the lane already in use to access Heytesbury Farm. The haul roads had been designed so that

all the construction-related traffic would be contained and to avoid using the existing Knowle Road.

5. Infrastructure and Transport

a) M27 Junction 10

Heather Walmsley, Strategic Transport Manager from Hampshire County Council, delivered a detailed presentation on the M27 Junction 10 Improvement Scheme, which is an integral part of development of Welborne.

Heather explained a key part of the design for the new junction was the structure of the underpass, which will enable vehicles to pass under the current M27 Motorway. The recently appointed contractors Volker Fitzpatrick are currently considering the optimum design and installation methodology for the structure, looking at innovative solutions which could involve closing the M27 for a brief period, rather than having extended road works over a couple of years and in order to minimise disruption to the local road network.

Scheme delivery is likely to commence towards the end of next year and Heather asked for support from Members of the Forum in communicating the closure and delivery updates to local communities at the right time. The Chairman advised that he would ensure help is provided by Fareham Borough Council and other members of the Forum agreed that they would assist in getting updates out to residents and businesses at the appropriate times.

b) Railway Station Business Case

The item was deferred to the next meeting.

6. Any Other Business

There were no other items of business for discussion.

7. Date of Next Meeting

It was agreed that the next meeting of the Forum will be on 07 March 2023.

(The meeting started at 5pm
and ended at 7pm)