

NEWSLETTER Titchfield Neighbourhood Forum - November 2018

David Phelan, a Forum member, attended every day of the Foreman Homes Appeal against the refusal of their planning application for Posbrook Lane. David made 3 presentations - an introduction, a summary/conclusion as well as an in-depth statement supporting the rejection of the Appeal. In addition, he was able to participate in the cross examination of witnesses. David also attended the site visit made by the inspector and representatives from both sides of the argument - Fareham Borough Council and Foreman Homes.

The Appeal has now been adjourned as further documentation is required. The inspector must consider the evidence thoroughly before making a decision which is expected in January.

As the Neighbourhood Plan had been submitted to Fareham Borough Council for evaluation and examination by an independent inspector, David was able to make these presentations as a Neighbourhood Plan must be considered alongside other planning matters by the Borough which, in our case, relates to Titchfield.

Note: David's summary/conclusion can be found at the end of this newsletter.

As soon as we have any further news, we will you

The Neighbourhood Plan - The final copy of the Titchfield Neighbourhood Plan is now on our website. It has been submitted, along with other relevant documents for independent inspection/examination prior to the referendum.

Village in Bloom - Despite the nights drawing in and leaves falling the Village in Bloom Committee are beginning the planning for next year.



The wheelbarrows are now being replanted with tulips and winter pansies to give a bit of winter and spring colour. Thank you to those who have adopted a wheelbarrow to care for. We have acquired two new barrows but are always looking for more donations. Pots are also being tidied, collected and planted with bulbs.

Plans are beginning for a theme for next year. This year has been so exciting for the village and a big thank you to everyone who took part. Now to 2019! *Gloria Hunt*

Emblem Mugs showing the village emblem been produced. There are versions, one with 'Titchfield History Society' on and the other just with 'Titchfield' printed on it. If you would like to purchase a mug, please contact seansearight@hotmail.co.uk

Sean is also looking into the possibility of having the emblem printed on other items such as coasters and several people have requested a village flag. Again, please contact Sean for further details.



Village Voices - Many of you will remember the book produced in 2015 called Village Voices. So far, some £1000 from book sales has been handed to the Church towards the cost of maintaining the building. The book is about the life of villagers during the period 1914-1964. It is still available for purchase from www.amazon.co.uk priced £10 plus postage and packaging.

Closing Statement

By

TITCHFIELD NEIGHBOURHOOD FORUM

The Titchfield Neighbourhood Forum is a legal entity and has produced a Neighbourhood Plan, which has now been submitted for the final examination stage prior to referendum. A Neighbourhood Plan has a place in the planning process under the National Planning Policy Framework and Guidance. The stage of preparation of an emerging plan is important in the weight given to it in the planning process. The Guidance also says decision makers should respect evidence of local support prior to referendum when seeking to apply weight to an emerging neighbourhood plan. It is for the decision maker in each case to determine what a material consideration is and what weight to give it. The Titchfield Neighbourhood Forum requests that the Inspector acknowledges the advanced stage of the Neighbourhood Plan's development and the degree of consultation made and the support from the local

community, when determining the weight that the Neighbourhood Plan should have in this appeal.

We will not go through the detail of the consultation stage, there is a detailed document on this which outlines the extensive consultation and has been part of the Neighbourhood Plan submission for examination. This document has not been given in evidence to the Inquiry but was summarised in the Neighbourhood Forum's Opening Statement. The Neighbourhood Plan has been given in evidence, albeit in a slightly earlier version.

Titchfield Neighbourhood Forum opposes the appeal site in location terms and the adverse effect it would have on the countryside both immediate and in the wider countryside. The appeal site is open countryside, it is comprised of a field with two footpaths crossing it. The proposed development would mean a consequential loss of the community value provided by an open space and aspect with two footpaths. This field is a Primary Support Site (Reference F48B) for the Solent Waders and Brent Goose Strategy which supports the Solent and Southampton Water Special Protection Area. The appeal site is very close to Titchfield Haven National Nature Reserve and the Site of Special Scientific Interest and close to the Solent and Southampton Water RAMSAR site. We contend that the proposed development will have an adverse effect

on these key nature areas and the wider Meon Valley, which is one of the 'jewels in the crown' of Fareham's landscape.

When one considers the site in highway traffic terms it is on the wrong side of Titchfield. Development of the appeal site would increase the road traffic burdens in Posbrook Lane, through the village and through key country lanes which feed the A27. Development of a site this size will have an immediate impact on other village facilities such as doctors and schools.

The Titchfield Neighbourhood Forum sees this proposed development as a classical 'urban creep proposal'. If the appeal was successful one could envisage similar proposals in the future proposing further extension into the countryside because the current proposed development would then be considered as on the urban edge. There is currently a recognised Defined Urban Settlement Boundary which we contend should be respected.

Development of the appeal site would increase the housing stock in the Plan area by 11.7 %, which would be a higher percentage over the housing in the DUSB, this is a very large one-off increase which completely ignores the gradual evolution of the village into its present form and will completely change its character.

The Titchfield Neighbourhood Forum like others have concern about the number of changes in the land supply targets. In particular our concern is that this might lead to the choice of sites for development being influenced by a target driven environment rather than being chosen by merit alone. Titchfield Neighbourhood Forum considers that this environment has led to this application, which we feel is opportunistic.

The Titchfield Neighbourhood Forum has pointed out in the Neighbourhood Plan that there is an identified development site adjacent the Plan area and within the Titchfield Ward which could satisfy some of the local housing requirements. Housing developments have been supported over the years in Titchfield and these are continuing currently.

Titchfield Neighbourhood Forum understands that Fareham Borough Council has always had a functioning Local Plan and it has reacted speedily to changes in National Planning requirements, but the processes take time. The Titchfield Neighbourhood Forum is aware that the draft Local Plan to 2036 is to be modified but the sites identified in it are still likely to have a large part in shaping the future.

Lastly I would like to turn to the community's reaction to this proposed development. There is an extremely strong reaction against the proposal, evidenced by over 250 objections at the planning stage and a further dozen or

so objections at the appeal stage. There is also very good evidence to very widespread opposition determined during the consultation process for the Neighbourhood Plan. This consultation has built up a feeling of involvement in the planning process, with associated expectations that the 'local voice' should be heard.

The Titchfield Neighbourhood Forum requests that the appeal should be refused for the reasons set out above and on the grounds that the proposed development conflicts with the objectives and policies within the Neighbourhood Plan. These have been formed as a result of an extensive community consultation process which the Forum believes is very important and should be recognised in determining the appeal.

