

WINNHAM FARM, LAND EAST OF DOWNEND ROAD, PORTCHESTER
STATEMENT OF COMMUNITY ENGAGEMENT UPDATE NOTE
MILLER HOMES LTD
AUGUST 2020



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ROURKE

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STATEMENT OF COMMUNITY ENGAGEMENT UPDATE NOTE
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O'ROURKE

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Introduction

- 1.1 Miller Homes Ltd (MH) is resubmitting an outline planning application on land to the east of Downend Road, Portchester, for:

residential development, demolition of existing agricultural buildings and the construction of new buildings providing up to 350 dwellings; the creation of new vehicular access with footways and cycleways; provision of landscaped communal amenity space, including children's play space; creation of public open space; together with associated highways, landscaping, drainage and utilities.

- 1.2 As part of the original outline planning application (ref: P/18/0005/OA), an extensive pre-application consultation process was undertaken with the public, local residents and groups, as well as technical and statutory stakeholders and the Local Planning Authority (LPA). The process was influential in shaping the development principles and illustrative masterplan for the site.
- 1.3 In re-submitting the application MH is proposing an amended highway solution for the Downend Road railway bridge, as well as a slightly revised site layout to take account of the conclusions of detailed archaeological survey work. The proposed development, however, effectively remains the same as that consulted on as part of outline planning application P/18/0005/OA. MH therefore considers that the previous consultation process remains valid. The comprehensive Statement of Community Engagement (dated October 2017) submitted as part of the previous application is appended to, and should be read in conjunction with, this update note.

Consultation update

- 1.4 MH is fully aware of the concerns that have been raised by local residents and Councillors, specifically in respect to highway and pedestrian safety matters. In response to this, MH has written to local residents immediately adjacent to the application site (c. 1,270 homes) ahead of submitting this outline application. The households included in the letter drop are identified in Figure 1.
- 1.5 The correspondence (Appendix 2) outlined the timeframe for submitting the application, and how the revised highway proposal for the Downend Road railway bridge will create a safe and continual crossing point for pedestrians whilst not leading to sever impacts upon highway operation. It also explained why minor revisions have been made to the development layout on account of the findings of the archaeological survey work. Contact details in the form of a project email (portchester@torltd.co.uk) were also provided to allow members of the local community to contact the project team directly.

Figure 1: Local resident letter distribution area

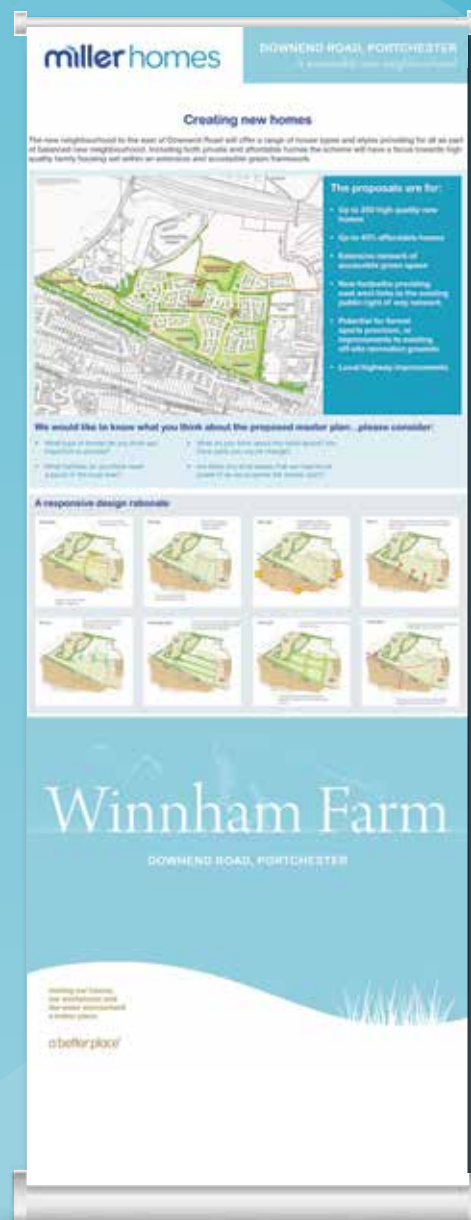


- 1.6 MH has also written to Local Ward Councillors, Members of the Fareham Borough Planning Committee and the Leader of the Council (Appendix 3) to inform them of the re-submitted application, and the revisions made to both the railway bridge crossing and the illustrative layout.
- 1.7 In preparing the resubmitted application MH has continued detailed dialogue with the LPA and Hampshire County Council Highway's Authority, specifically in respect to the revised highway solution for the Downend Road railway bridge.

Summary and conclusions

- 1.8 In summary, it has not been necessary to undertake further detailed consultation for the re-submitted application, because the proposals have not changed fundamentally from outline application P/18/0005/OA. MH is aware, however, of the need to inform the immediate local community of the intention to re-submit the outline planning application, and has therefore undertaken a letter drop of c. 1,270 homes surrounding the application site. Locally elected Members have also been kept up to date with the re-submitted proposals.
- 1.9 MH has continued dialogue with relevant stakeholders in respect to overcoming the technical constraint that prevented the development from being approved previously. This engagement has allowed an alternative pedestrian crossing and highway solution for the Downend Road railway bridge to be developed.
- 1.10 MH therefore respectfully concludes that an appropriate community engagement process has been undertaken, commensurate with the nature of the outline planning application.

Appendix 1: P/18/0005/OA Statement of Community Engagement



Keep me updated!

Keep me updated about the application ☐

I am interested in the new homes (affordable and private) for myself or a family member ☐

Any further thoughts?

millerhomes

Your details

Please leave us your contact details if you would like to continue receiving updates on these proposals.

Name: _____

Address: _____

Postcode: _____

Email: _____

Telephone: _____

If you fill, we will pay the postal cost to mail you a copy of the application. The information supplied will be kept by Meeting Place Communications on a database and your comments will be submitted to the public consultation. It could be made available to the local planning authority if requested. It may also be used to contact you about the proposals and we may contact you by email, telephone or post. If you do not wish to receive further information please tick this box ☐ Please return by 10th May.



WINNHAM FARM

Statement of Community Engagement

PREPARED BY MEETING PLACE COMMUNICATIONS ON BEHALF OF MILLER HOMES

OCTOBER 2017

millerhomes

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1. Introduction

millershomes



This Statement of Community Engagement (SCE) sets out the strategy undertaken for consulting the general public with regard to Miller Homes outline planning application for up to 350 homes at Winnham Farm Downend Road, Portchester.

The proposals are designed to provide new homes, public open space, new habitat for wildlife and highway improvements.

This document aims to demonstrate that the applicant has actively informed and involved the local community about the plans, in accordance with Fareham Borough Council's Statement of Community Involvement.

Miller Homes is committed to stakeholder engagement and wanted to ensure that the community were made aware of the proposed development.

This Statement of Community Engagement gives an overview of all consultation activity undertaken prior to the current planning application submission.

Miller Homes have over 80 years' experience building new homes and sustainable communities for families to thrive. For Miller Homes being sustainable means safeguarding the long term future of the world around us by preserving the environment, creating communities that flourish and building new homes for generations to come. By doing this and helping our customers, employees and partners in their efforts to be more sustainable we are aiming to make where we live and work a better place.

Meeting Place Communications (MPC) was established in 2006 and we are now one of the leading public relations companies specialising in consultation around planning issues. We have worked with a wide range of house builders, retailers and commercial developers. Our experience is across England and Wales and we are experienced in reaching out and positively engaging with local residents when it comes to planning applications.



2. Requirements of the consultation...

Community involvement is at the forefront of national planning policy and is noted in the final version of the National Planning Policy Framework (adopted March 2012). The NPPF states that 'early and meaningful engagement and collaboration with neighbourhoods, local organisations and businesses is essential' in the creation of plans.

The NPPF section 66 and 155 required local planning authorities to produce a Statement of Community Involvement (SCI) as part of their Local Development Frameworks. The principle objective of the SCI is to ensure that all sections of the community, including local groups and organisations, are given an opportunity to engage in the planning process.

Fareham Borough Council adopted its current Statement of Community Involvement in March 2017. It applies to both the preparation of local planning policy documents and to planning applications.

Section 11 of the SCI contains information with regard to what is expected of applicants by way of consultation and community engagement for major planning applications. Although no exact methodology is prescribed, paragraph 11.4 mentions that developers should engage with the local community via methods such as holding public exhibitions, setting up websites and distributing newsletters.

The NPPF requires that applicants or developers are expected to consult with the local community before submitting major planning applications which are large scale or likely to generate wide public interest.

Consultation before major planning applications are submitted must be of high quality, accessible and clear for the whole community to understand.



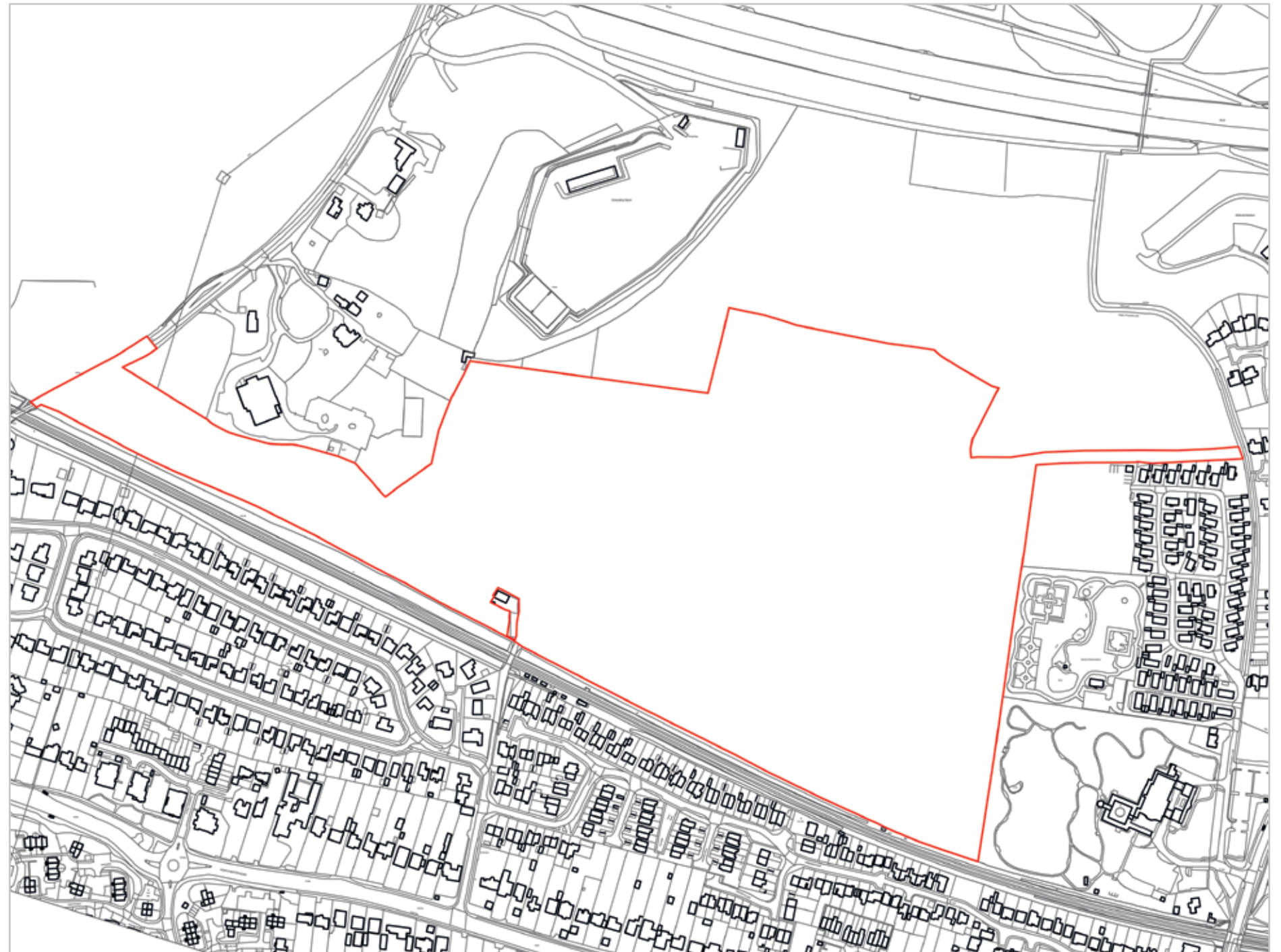
3. We have responded to this by...

Involving local representatives: Seeking to involve local groups and political representatives before and after our consultation event;

Involving residents: A newsletter sent to 648 residents explaining the plans and how to comment. This newsletter also invited residents to a drop-in session held at Cams Hill School on 2nd May 2017 between 4.00pm and 8pm.

Encouraging feedback: At the drop-in session we provided feedback forms to give residents an opportunity to share their thoughts on the proposals. A Freephone information line and email address which residents could use to make contact was also provided on all consultation materials. Comments could also be submitted via the consultation website or email;

Engaging online: The proposals were displayed on the Miller Homes Winnham Farm website –www.millerhomesnorthportchester.co.uk– and was kept updated with information about the proposals. The website was additionally publicised through the newsletter. Visitors were encouraged to submit feedback online.



4. Involving local representatives

As part of the consultation, local political representatives and groups were sent both digital and paper copies of the consultation newsletter and invited to the public drop-in sessions. Several politicians and group representatives attended the drop-in and discussed the proposals in detail with the project team. Invitations were sent to Fareham Borough Council ward members, Gosport and Fareham Friends of the Earth and the Portchester Society as well as other local stakeholders. The following local representatives were invited to the exhibition:

- Fareham Borough Council cabinet members and members of the Planning Committee.
- Ward members Cllrs Susan Bell, Nick Walker, Maryam Brady and Katarina Trott
- Members of the Portchester Society

Meeting with Cllrs Bell & Walker

On 28th April 2017 members of the project team met with Portchester West ward members Cllrs Bell and Walker. Topics of discussion included:

- Highway improvements, and development traffic;
- Landscaping;
- Affordable housing;
- Ecology and drainage;
- Sports provision
- How Winnham Farm would form part of the wider Local Plan promotion;



5. Involving residents

A newsletter was sent out to 648 local residents and businesses close to the site. The A4 newsletter included details of the scheme, a location plan and key statistics. It invited residents to attend our drop-in session but also those who wanted to write more detailed feedback were invited to use our freepost address or comment on the website.

The freephone information line, email and website were all identified as part of the newsletter. Recipients were also invited to the public drop-in session on 2nd May 2017.

Number
of newsletters
sent:
648



Engagement with residents at The Pines

In May and July 2017 meetings took place between the project team and local residents of The Pines to discuss their concerns about development. We also discussed the separate application for improvements to the track. Topics of discussion included:

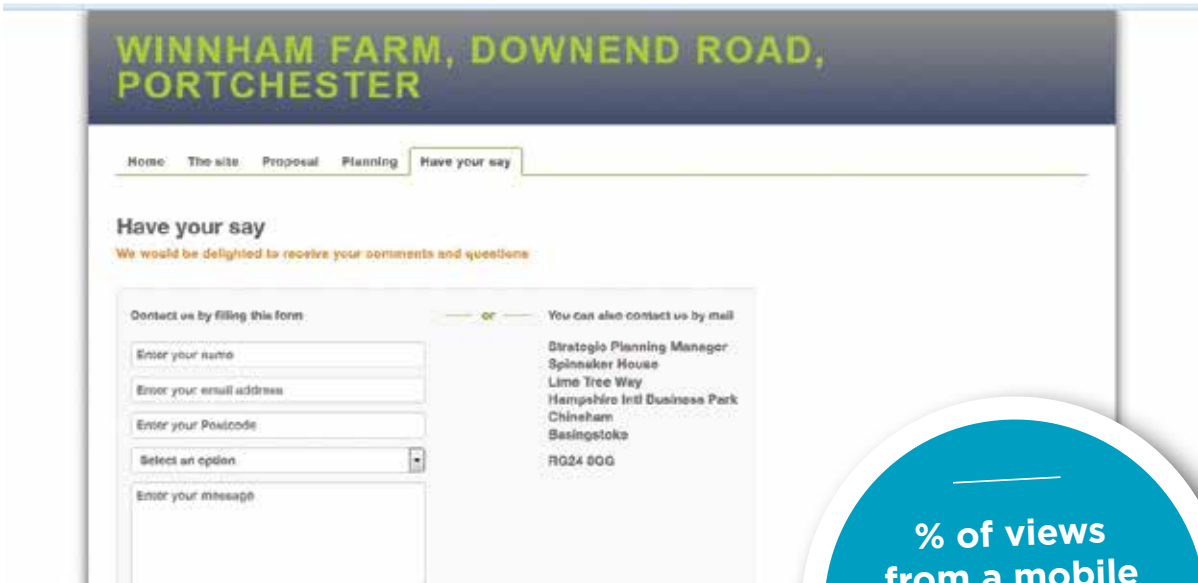
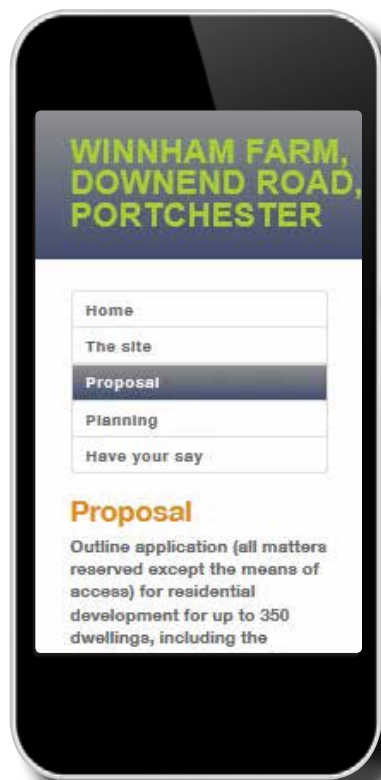
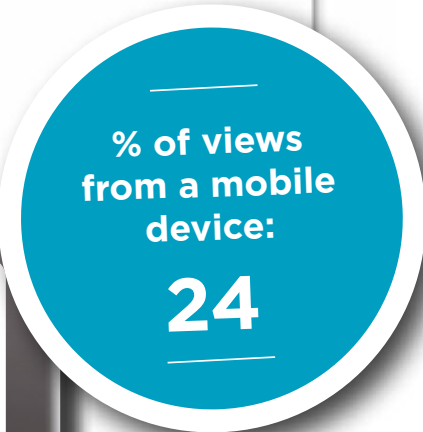
- The stability of the earth bank in Mrs Grist's garden;
- The track would not be used for development traffic;
- Network Rail access would continue;
- Potential ideas to prevent vehicles accessing the track;
- Highway improvements to Downend Road;
- Low level lighting to prevent anti social behaviour;
- The potential to increase the buffer between the track and Mrs Grist's property;
- The potential for chain link fence to provide extra security;
- The proposals for the track that runs adjacent to their property;
- Potential way of preserving the privacy of Mr and Mrs Suttie and their neighbours;
- The potential for the track to provide pedestrian and cycle access;
- Potential anti-social behaviour that could occur due to increased public access
- Overlooking;
- Landscaping solutions to ensure privacy;

6. Engaging online

A website – www.millerhomesnorthportchester.co.uk – was created for the consultation. This website gives details of the proposals and allows visitors to download copies of consultation materials as well as to submit feedback electronically and via email. It hosts:

It hosts:

- Layout plans;
- An online comment form;
- Images of the site;
- Materials from the public exhibition;
- Updates and FAQs.



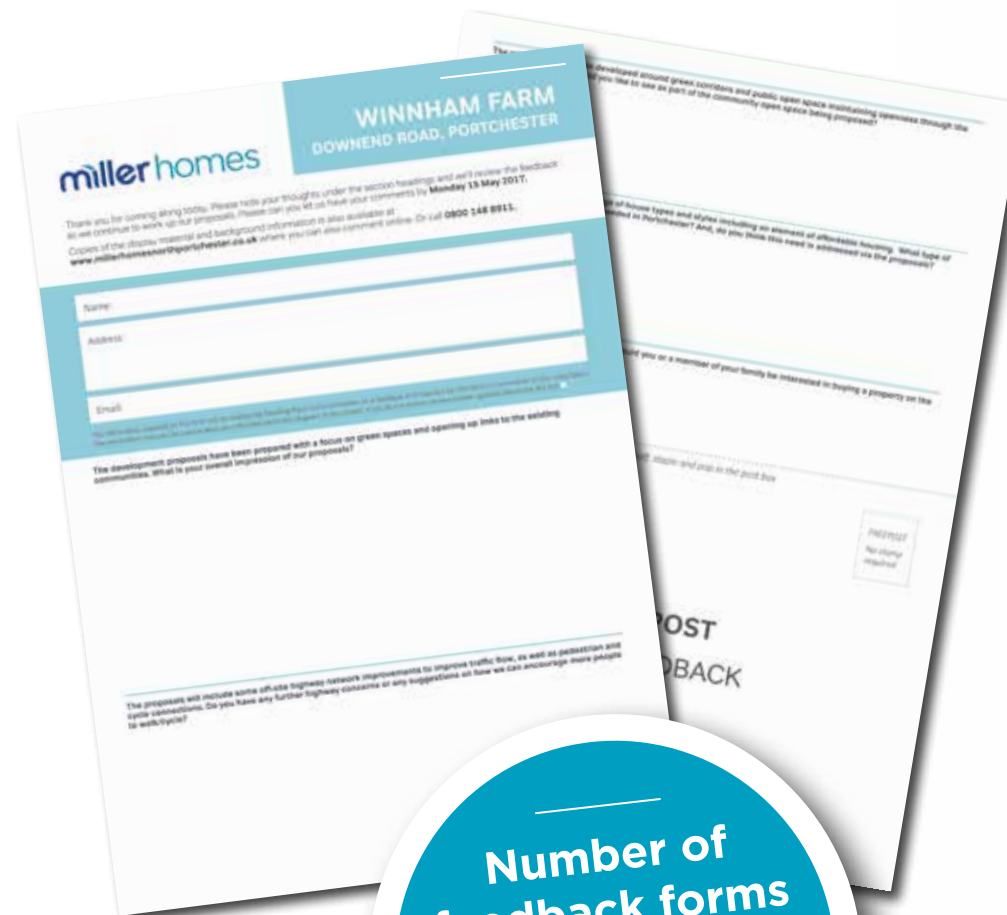
7. Public Exhibition

Our exhibition was held at Cams Hill School between 4-8PM. We introduced our design concepts for landscape, drainage, transport, planning and urban design to members of the public.

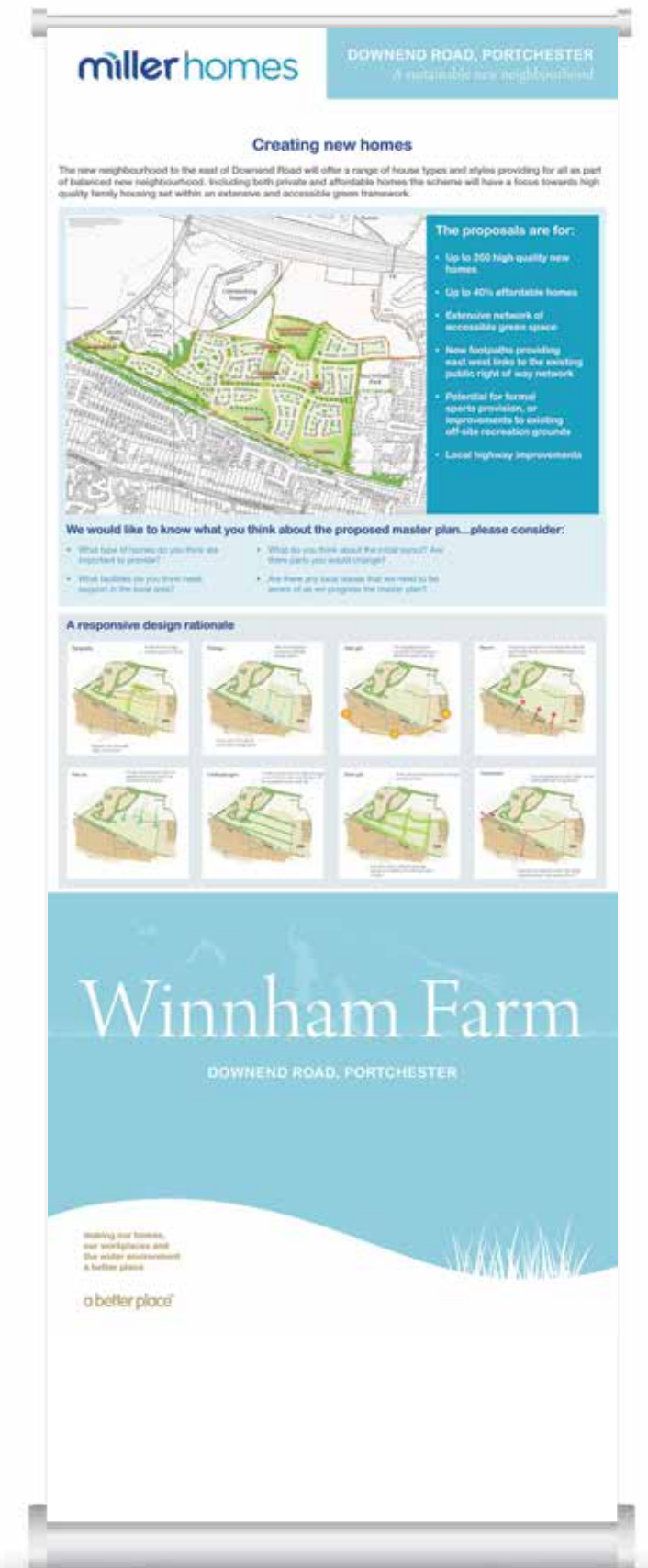
- Residents and stakeholders were invited to attend a public drop-in session held at Cams Hill School on 2nd May 2017 between 4.00pm and 8pm to view the proposals and chat to the project team.
- The exhibition was held on a weekday and in the evening to accommodate those who may be busy at the weekend or who wanted to attend after work;
- Local residents were invited to the exhibition via a newsletter which was sent to 648 homes;
- Local political representatives and community groups were invited to the public drop-in session;
- Approximately 170 people attended the session;



Total number
of visitors:
170



Number of
feedback forms
completed:
37



8. Feedback



Summary of feedback

This section provides a summary of the responses that we received to the questions on our feedback forms.

The development proposals have been prepared with a focus on green spaces and opening up links to the existing communities. What is your overall impression of our proposals?

Sample comments:

- “Excellent proposals Portchester needs new housing at affordable prices.”
- “Your proposal is on the only gap that is not developed north of the A27.”
- “The area is already overwhelmed with traffic.”
- “I am concerned about the lack of parking provision.”
- “Good links for pedestrians and cyclists.”
- “New affordable priced houses are urgently needed in Portchester.”
- “The proposals look good so hopefully won’t change too much.”
- “They look pleasant and we need affordable housing.”
- “The development would place unbearable pressure on local infrastructure and medical services.”

The proposals will include some off-site highway network improvements to improve traffic flow, as well as pedestrian and cycle connections. Do you have any further highway concerns or any suggestions on how we can encourage more people to walk/cycle?

Sample comments:

- *“Additional traffic on Downend Road will add to the gridlock at peak times.”*
- *“The bridge over the railway line is a choke point.”*
- *“Consider a footbridge over Portchester Road for school children.”*
- *“Make sure there is adequate lighting no dark walkways.”*
- *“Please widen the main road entrance to at least 5.7m to allow HGV access.”*
- *“If path is opened up it will be very dangerous at the bottom where it meets Northfield Park entrance.”*

The proposals have been developed around green corridors and public open space maintaining openness through the development. What would you like to see as part of the community open space being proposed?

Sample comments:

- *“This proposed space would only be of use to the proposed increased population.”*
- *“Left as open as possible so we can keep our wildlife.”*
- *“I would like to see greater green planting.”*
- *“I’d like the playground to be at the bottom so my children can use it.”*
- *“Lots of green parkland and wild flowers on the plan. Please keep or increase this.”*

The proposals will provide a range of house types and styles including an element of affordable housing. What type of housing do you believe is most needed in Portchester? And, do you think this is addressed via the proposals?

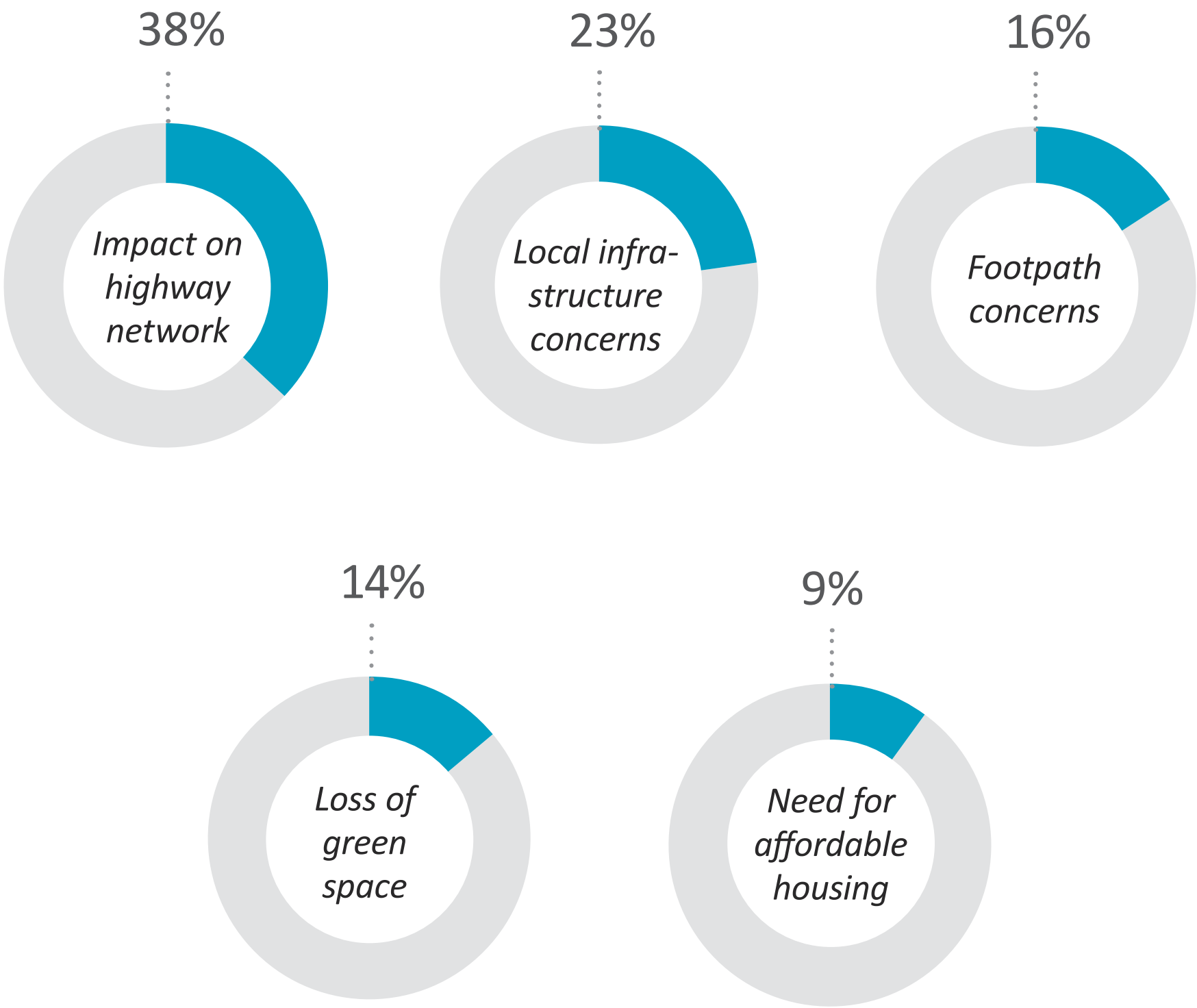
Sample comments:

- *“It’s difficult to see how this proposal will meet the need for affordable housing as this is what is mainly needed in Portchester.”*
- *“Good family homes with car parking spaces.”*
- *“Personally I would be interested in a 3 bedroom house.”*
- *“Affordable housing is needed for genuine first time buyers.”*
- *“Good standing family homes in keeping with the local area.”*
- *“4 bed affordable housing, Portchester needs more affordable housing for young families.”*

If the development were to come forward would you or a member of your family be interested in buying a property on the development?

Sample comments:

- “The proposal will devalue our property and cause our road to be a rat run.”
- “We need housing for elderly people (preferably with wardens)”
- “We need all the houses to be at least 20% cheaper than the market rate.”
- “Yes I would defiantly be interested in buying a house for myself and my children.”
- “Very interested in future private housing and rental properties for family member.”





9. Actions and responses to feedback

The results of the consultation have informed the evolution of the master plan process, this section contains points raised by residents and the response of the design team.

Traffic/ Congestion	Pressure on infrastructure such as schools and doctors surgeries	Loss of green space	Need for more affordable housing
<p>Residents were concerned that the development would add additional pressure to local roads which would lead to increased congestion.</p> <p>The access strategy for the development has been informed by extensive traffic surveys that have been undertaken to allow the creation of an access strategy that will ensure the development does not add to local congestion. We intend to improve the Downend Road / A27 junction by providing a second approach lane on Shearwater Avenue, upgrade the existing pedestrian crossings into PUFFIN crossings and upgrade the current signalling technology. These improvements will make the junction work more safely and efficiently and would provide wider benefits to the local community. We are also currently investigating what improvements could be made to the A27 Delme roundabout in consultation with Hampshire County Council.</p>	<p>Many residents have concerns about the impact on local services such as schools and doctors of the increase in the local population that would occur due to the development.</p> <p>The development will provide funding through the Community Infrastructure Levy to educations, community facilities , open space and leisure facilities and site specific section 106 contributions.</p>	<p>Some residents felt that the development would cause a loss of green space, as the site is currently fields.</p> <p>Our proposals have been sensitively designed to maximise the existing green spaces whilst increasing the amount of usable green space for the community. The development will create new linked habitat areas that will increase biodiversity and provide wildlife corridors. New green routes through the development that will link into existing public right of way. We will also seek to retain existing planting where possible and reinforce the historic hedgerows on the site.</p>	<p>Residents raised the issue of affordable housing which they felt was needed in Portchester.</p> <p>Our proposals will provide up to 40% affordable housing in accordance with adopted policy. This will help young families get on the housing ladder and first time buyers own their own home. Our proposal to provide 40% of the new homes as affordable is consistent with the level set by Fareham Borough Council for developments of more than 50 homes as set out in the Affordable Housing Supplementary Planning Document (SPD) which came into force in January 2006.</p>

Ecology

Residents were concerned about the impact that development would have on the existing ecology of Winnham Farm. Some residents said that they view the fields as an important habitat for local wildlife and are concerned about the impact of development on the existing wildlife.

The proposals for Winnham Farm have been designed to preserve the green nature of the site, whilst providing the new homes needed in Portchester. From our ecological survey of the site, Winnham Farm is a site with low ecological value. The development will enhance the existing wildlife habitats, whilst creating new ones in the designed in wildlife corridors that will accompany the development. New green corridors will allow for views across the Solent, and the historic hedgerow will be retained and supplemented by new planting to enhance the overall ecology of the site.

Access

Movement to and from the site was a theme that residents have been concerned about, residents raised a number of concerns about the ability to provide safe access to the site. At our exhibition we were able to explain to local residents how access to the site can be achieved.

We will be able to provide new vehicular access to the site from Downend Road which would comprise a ghost island priority junction. The access works have been considered by Hampshire County Council who are satisfied that the proposed access is suitable. An Independent Road Safety Audit has also been carried out to consider the safety of the access which raises no concerns. Emergency vehicle access will be provided from Cams Bridge at The Thicket, with pedestrian access to Downend Road, Cams Bridge and Upper Cornaway Lane to deliver a sustainable and connected development.

Footpaths

Residents raised the issue of pedestrian links to and from the site, and how these link into the existing right of way network. Local residents on The Pines were also keen to discuss ways of mitigating negative impacts to their properties.

The development will create new east to west footpaths through the site, which will link into the existing right of way network. Pedestrian improvements are proposed on Downend Road to improve movement across the railway bridge, on Cams Bridge to improve the connection to The Thicket for walking and cycling, and to Upper Cornaway Lane to provide an environmentally sensitive route improvement. Miller homes are currently in discussions with local residents to find an enduring solution to the track adjacent to the homes at The Pines.

Appendix A: Newsletter



WINNHAM FARM

DOWNEND ROAD, PORTCHESTER
Community Newsletter, April 2017



Location Plan

We are writing to you today to let you know about proposals for a new residential development we are progressing on land east of Downend Road, Portchester. We are bringing forward this application to meet the growing demand for new homes in Fareham and creating an attractive new development with associated open space and contributions towards local services and facilities.

The proposed development has been carefully designed to reflect the local character and respond to site features. To mitigate the impact on local infrastructure where required a package of financial contributions will be made to the council and service providers to improve things such as local education, health and public transport facilities. We welcome views on the infrastructure improvements you think should be delivered as part of the new development. To let us know please complete our feedback form and return to us Freepost, or visit our website – www.millerhomesnorthportchester.co.uk. You can also visit our drop in event on Tuesday 2nd May.

DROP IN EVENT

4pm – 8pm

Exhibition Hall, Ground Floor,
Humanities Block - Cams Hill School

Come along & find out more

We believe that the application proposals will deliver a range of benefits including:

- boosting the supply of housing to meet local needs;
- delivering up to 40% affordable housing for shared ownership or below market rent;
- a range of house types to meet varied housing needs and demands in the area;
- high quality housing reflecting the character of the local area;
- provision of significant areas of public open space;
- the retention of existing hedgerows, provision of additional green infrastructure and the creation of enhanced wildlife habitats.



Previous Miller Homes development



WINNHAM FARM

DOWNEND ROAD, PORTCHESTER
Community Newsletter, April 2017

OUR INITIAL PROPOSALS

The landscape lead masterplan will provide up to 350 new homes, with a mix of sizes and styles across the site. We are retaining existing hedging around the site, as well as setting aside publically accessible green open space and through our drainage scheme creating new wildlife habitats. There is potential for new sports provision on site.

The proposals would provide up to 40% affordable housing, for those struggling to get onto the housing ladder – with shared ownership and below market rent properties managed by a Housing Association. A mix of properties, from starter homes to family homes would be provided across the site. The development seeks to deliver a high quality, living environment while promoting local distinctiveness.



Site Plan

HIGHWAY & INFRASTRUCTURE IMPROVEMENTS

Vehicular access would be from Downend Road in the location of the existing Winnham Farm access. The existing access would be improved with a right-turn lane provided to minimise impact on existing traffic and to provide a safe access to the site.

New pedestrian and cycle connections will be provided at Cams Bridge and Upper Cornaway Lane designed to connect new residents to the central facilities of Portchester, and pedestrian routes will be provided through the site to connect the existing public rights of way network. The railway bridge at Cams Bridge will provide a designated pedestrian and cycle access to the surrounding area including local schools and regular bus services, but will not provide residents with vehicular access to the site.

A detailed Transport Assessment is being prepared to consider the need for any highway improvements to help address the queuing and capacity issues on the A27 corridor and on other local roads. This is being prepared in liaison with Hampshire County Council.

DROP IN EVENT

We will be hosting a drop in session from 4pm – 8pm
Exhibition Hall, Ground Floor, Humanities Block - Cams Hill School.

Members of the team will be on hand to chat through the proposals with you further.




Illustration of proposed development

Appendix B: Newsletter distribution map



Appendix C: Feedback form



WINNHAM FARM
DOWNEND ROAD, PORTCHESTER

Thank you for coming along today. Please note your thoughts under the section headings and we'll review the feedback as we continue to work up our proposals. Please can you let us have your comments by **Monday 15 May 2017**.

Copies of the display material and background information is also available at www.millerhomesnorthportchester.co.uk where you can also comment online. Or call **0800 148 8911**.

Name:

Address:

Email:

The information supplied on this form will be retained by Meeting Place Communications on a database and may also be referred to in summaries of the consultation. The information may also be used to keep you informed about the progress of the project. If you do not wish to receive further updates please tick this box ☐

The development proposals have been prepared with a focus on green spaces and opening up links to the existing communities. What is your overall impression of our proposals?

The proposals will include some off-site highway network improvements to improve traffic flow, as well as pedestrian and cycle connections. Do you have any further highway concerns or any suggestions on how we can encourage more people to walk/cycle?

The proposals have been developed around green corridors and public open space maintaining openness through the development. What would you like to see as part of the community open space being proposed?

The proposals will provide a range of house types and styles including an element of affordable housing. What type of housing do you believe is most needed in Portchester? And, do you think this need is addressed via the proposals?

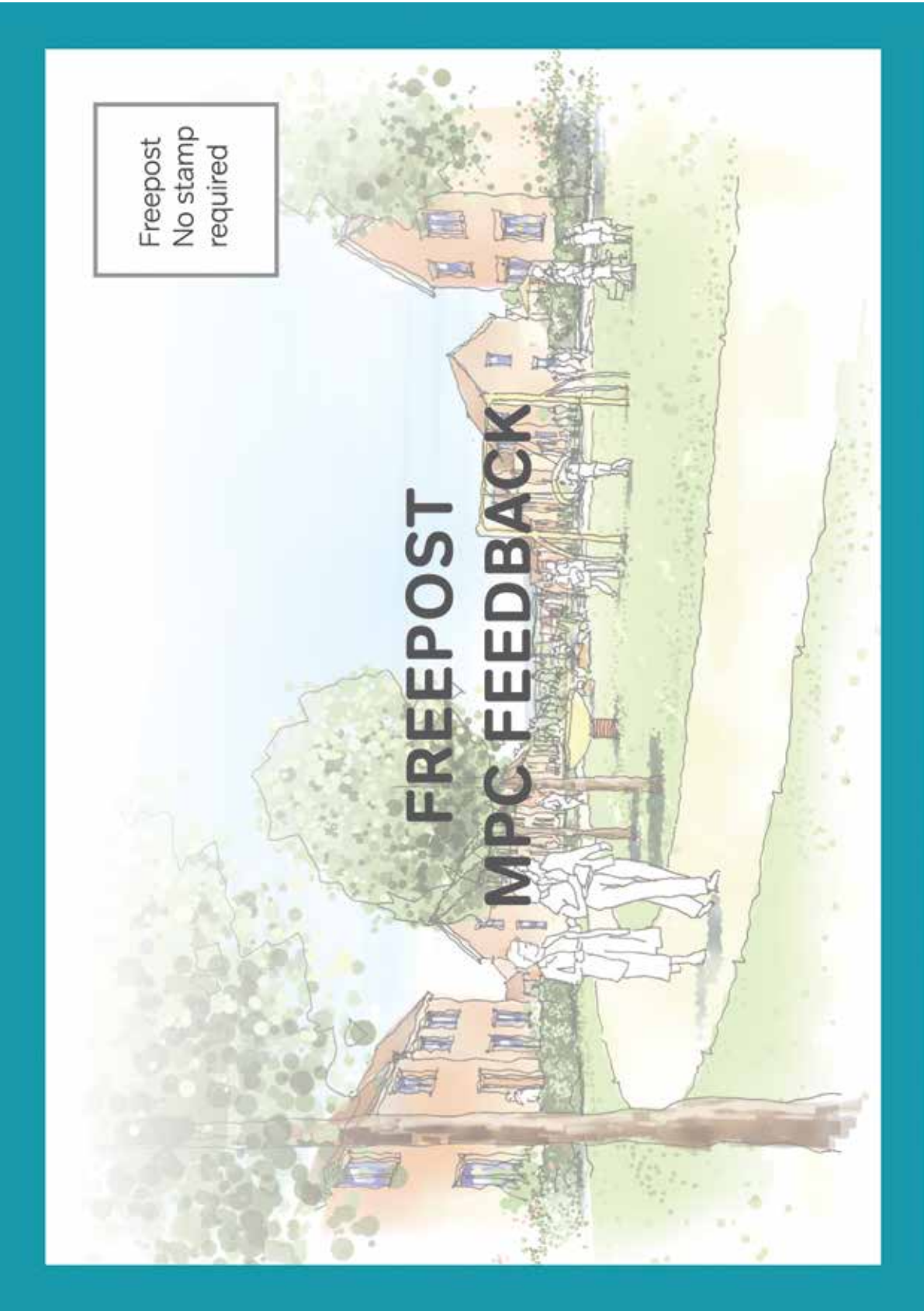
If the development were to come forward would you or a member of your family be interested in buying a property on the development?

Please fold in half, staple and pop in the post box

FREEPOST
No stamp
required

FREEPOST
MPC FEEDBACK

Appendix D: Feedback postcard



Keep me updated!

Keep me updated about the application ☐

I am interested in the new homes (affordable and private) for myself or a family member ☐

Any further thoughts?

.....

.....

.....

.....

.....

.....

.....

.....

Your details

Please leave us your contact details if you would like to continue receiving updates on these proposals.

Name:

Address:

.....

.....

Postcode:

Email:

Telephone:

If you like, you can pop this postcard in an envelope and send back to us. Just write FREEPOST, MPC FEEDBACK on the envelope. No stamp is required.

The information supplied will be kept by Meeting Place Communications on a database and your comments used in summaries of the public consultation. It could be made available to the local planning authority if requested. It may also be used to keep you updated about the proposals and we may contact you by letter, telephone or email. If you do not wish to receive further information please tick this box ☐ **Please return by 16th May.**

Appendix E: Exhibition boards

miller homes

DOWNEND ROAD, PORTCHESTER
A sustainable new neighbourhood

Creating new homes

The new neighbourhood to the east of Downend Road will offer a range of house types and styles providing for all as part of balanced new neighbourhood. Including both private and affordable homes the scheme will have a focus towards high quality family housing set within an extensive and accessible green framework.



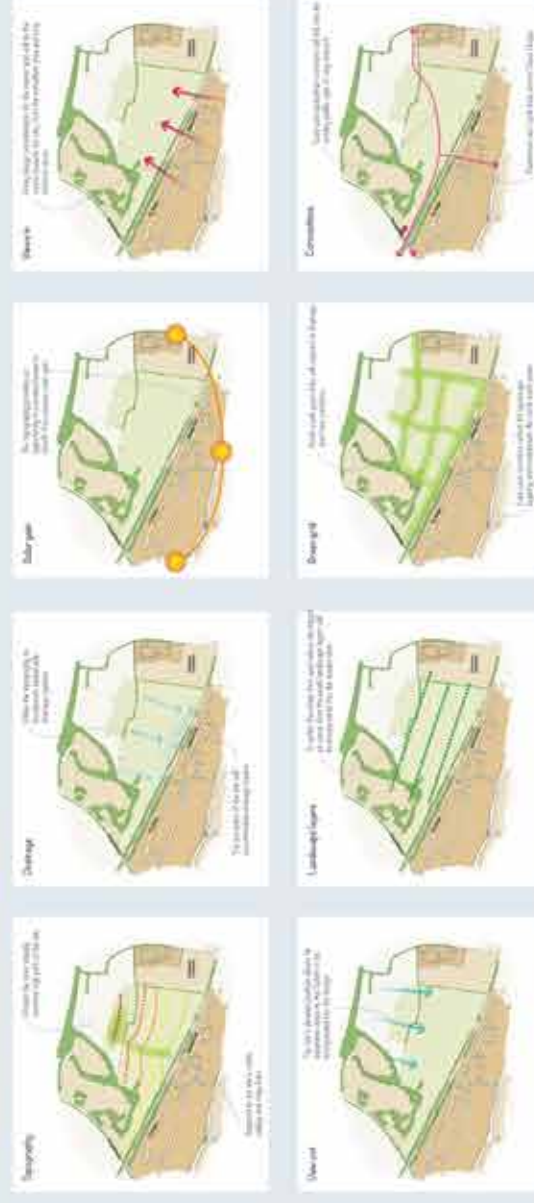
The proposals are for:

- Up to 350 high quality new homes
- Up to 40% affordable homes
- Extensive network of accessible green space
- New footpaths providing east-west links to the existing public right of way network
- Potential for formal sports provision, or improvements to existing off-site recreation grounds
- Local highway improvements

We would like to know what you think about the proposed master plan...please consider:

- What type of homes do you think are important to provide?
- What facilities do you think need support in the local area?
- What do you think about the initial layout? Are there parts you would change?
- Are there any local issues that we need to be aware of as we progress the master plan?

A responsive design rationale



Winnham Farm

DOWNEND ROAD, PORTCHESTER

making our homes,
our workplaces and
the wider environment
a better place

a better place®

Environment

The proposed new homes will be set within an extensive and accessible green framework. This will allow for formal and informal play, walking routes and new habitats encouraging biodiversity.



The proposals include:

- A landscape-led design master plan concept
- New linked habitat areas to increase biodiversity and provide wildlife corridors
- A connected green grid through the site will connect to the existing public right of way network
- Green corridors will provide long distance views to the Solent
- Reinforcing historic hedgerow and new planting
- Existing planting retained, where appropriate

What are your thoughts about the proposed landscape structure...please consider:

- Would you suggest any other uses for the landscape spaces in the proposals?
 - Do you have any suggestions to help improve habitats for wildlife?
- What do you think about the plans to re-instate the historic hedgerow?
 - Are there any local issues that we need to be aware of as we progress this master plan?

Drainage



Drainage

Green grid



Green grid

Landscape layering



Landscape layering

Survey work

Ecology

The site is currently of low ecological quality. Miller Homes have undertaken surveys that have found limited ecological value on site, which is primarily restricted to the field margins and boundary of the site.

Drainage

Numerous surveys have been undertaken to ensure that a robust and comprehensive drainage strategy has informed the development of the master plan.

Vegetation

Vegetation on site is largely restricted to the field margins. The trees and hedgerows on site will be retained and enhanced where possible as a key feature of the master plan.



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Community

The new homes will be supported by new community facilities.

Community spaces

Children's play area

We propose that a children's play space will permeate through the central green corridor. This will be well over looked providing a safe naturally surveyed spaces maintaining views to the Solent.

Formal sports provision


The site can potentially accommodate an area for formal sports provision. This would meet a planning requirement. However, Portchester is well served by recreation grounds and a financial contribution to improve these existing facilities is also an option.

Pedestrian connections

The proposals will provide east west pedestrian links connecting the public rights of way to the west of Downend Road and Upper Cornaway Lane. Pedestrian and cycle links over Camis bridge will also provide access to Portchester Road.

Community Infrastructure Levy and s106 contributions

As part of this, and any development, where community infrastructure cannot be provided on site proportionate and appropriate financial contributions are made to facilitate development. This proposal will provide contributions in this way. This will include education contributions that will fund the places required by a development of this size.



What do you think should be provided on the proposal site...please consider:

- Do you think north Portchester needs formal sports provision, or should existing facilities be improved?
- Would you use the new landscape and community spaces?
- Do you think the new pedestrian connections are a good idea?
- Are there any other facilities we should be considering?



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Access and movement

Good connections to the local area will be provided for all modes of travel to ensure that a sustainable and attractive community is delivered, alongside measures to reduce traffic impacts on local roads.

Access strategy

We are proposing to create a connected and accessible community which enables easy movement by all modes of travel.

- Vehicular access provided to Downend Road, along with a pedestrian connection to the existing footway and possible improvements for pedestrian using the Downend Road Railway Bridge
- Pedestrian and cycle access to 'The Thicket' via Came Bridge
- Pedestrian access to Upper Cartway Lane

Accessibility

The site is well located to encourage sustainable travel:

- Local primary and secondary schools are within a short walk
- Everyday shops and services in Portchester are within both walking and cycling distance
- High frequency bus services on the A27 corridor connect to Farnham and Portsmouth
- Portchester Railway Station is within walking and cycling distance, offering longer distance connections to destinations including London, Southampton and Winchester

Pedestrian Improvement Options for Downend Road bridge



Vehicle access

The new homes would be accessed from Downend Road where the existing junction will be upgraded to provide a right-turn pocket and improved pedestrian connections to Downend Road.

Traffic impacts

A large number of traffic surveys have been carried out to understand local traffic issues, and assessment work to consider what network improvements might be needed is continuing in consultation with Hampshire County Council.

Early work has identified that there is the potential to improve the Downend Road / A27 traffic signal junction to improve its operation by:

- Providing a second approach lane on Shearwater Avenue
- Upgrading the pedestrian crossings to PUFHIN crossings
- Installing the latest signal technology to improve efficiency

Investigation is also ongoing to consider what improvements at the A27 Deline Roundabout might be needed.

Proposed access from Downend Road



Proposed improvements to Downend Road A27 junction



What other areas of the highway and movement framework should we be looking at... please consider:

- What highway improvements do you think are needed as part of the proposals?
- What areas would help to encourage more walking and cycling?
- What other local issues should we be aware of?



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Next steps

www.millerhomesnorthportchester.co.uk

The master plan

Following this exhibition your comments will help inform the evolving master plan and will be summarised into a report that will be made publicly available. This will be considered together with continued dialogue with key stakeholders and technical work.

Planning application

Miller Homes are aiming to submit an outline planning application for around 350 homes to Fareham District Council in summer 2017. This will establish the parameters of development for the site and will include an illustrative master plan. There will be a further opportunity to comment on the submission material when the council formally consults on the planning application.

Delivery

Assuming the planning application is positively determined in the autumn of 2017 we anticipate that work could start on site in 2018.

miller homes

Timeline



Stay in touch

Thank you for attending this exhibition, we hope you have found it informative. Please let us have any further thoughts on the comment forms provided.

If you have any questions please feel free to speak to a member of the project team
Contact details:
Email: info@mlhpc.co.uk Feedback: 0800 148 8811
Website:
www.millerhomesnorthportchester.co.uk



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Welcome to our consultation

Miller Homes is promoting an area of land to the east of Downend Road to deliver up to 350 new dwellings to continue to assist in meeting housing need and to maintain a rolling housing land supply in the district.

Each of the following tables are set out to cover subject areas related to the development. They include: Creating new homes, Environment, Community and Access and Movement.

Please visit the tables and chat to the members of the team about what you feel is important for us to consider as the master plan evolves.

You can let us know what you think by completing a comments form now and popping it in the ballot box, or return it using the freepost address. Alternatively you can comment via the website at

www.millerhomesnorthportchester.co.uk



Background

The government's housing strategy to deliver more new homes in the right places to ensure 'strong, vibrant and resilient communities' is set out in the Housing White Paper. The strategy is to deliver more new homes in the right places to ensure 'strong, vibrant and resilient communities'.

The Housing White Paper is a key document for government and the private sector in setting out the government's vision for the housing market and the role of the private sector in delivering this vision.

In 2015, the average home in the South East of England increased in value by £28,000 while the average annual pay in the region was just £24,542* (page 9, Housing White Paper) and "by 2020 only a quarter of 30-year-olds will own their own homes. In contrast, more than half the generation currently approaching retirement were homeowners by their 30th birthday." (Housing White Paper, page 10)

About Miller Homes

Miller Homes have over 80 years' experience building new homes and sustainable communities for families to grow and thrive.

For Miller Homes, being sustainable means safeguarding the long term future of the world.

Our vision is to provide the physical environment, creating communities that flourish and building homes for generations to come.

By doing this and helping our customers, employees and

partners in their efforts to be more sustainable we are striving to make where we live and where we work A Better Place. For more information about us please visit

www.millerhomes.co.uk



Our vision



The master plan places a strong emphasis on landscape infrastructure and incorporates a number of green fingers permeating through the site. These will include areas for formal and informal play, recreational walking routes, view corridors, wildlife and habitat corridors, and will create an attractive setting to the new homes as a distinctive new part of Portchester.



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This report was designed by:



Appendix 2: Letter to local residents



TERENCE
O'ROURKE

FAO: The Occupier

30 July 2020

Our Reference: 249501G

Dear Sir / Madam

Land east of Downend Road, Portchester
Re-submission of an outline planning application for 350 dwellings

I am writing to inform you that Miller Homes Ltd (Miller) is in the process of preparing a re-submission of the outline planning application for 350 homes on land to the east of Downend Road, Portchester.

You may appreciate that the original application (P/18/0005/OA) was previously refused by Fareham Borough Council's Planning Committee on the grounds of highway safety and operation across the Downend Road railway bridge, and the site being unsustainably located in respect to access to local services and facilities. Miller subsequently appealed the council's decision.

Whilst the Planning Inspector dismissed the council's second reason for refusal, concluding that the site is sustainably located, the appeal was refused on account of the unacceptable harm to pedestrian safety and the operation of the public highway across the Downend Road railway bridge.

Miller fully understands the concerns raised by the local community in respect to highway safety and highway operational matters, and developed the previous options in conjunction with Hampshire County Council Highway's Authority. Since the appeal decision, Miller has worked hard to develop another safe and effective solution to the Downend Road railway bridge crossing, working with their transport consultant, the Highway's Authority and Local Planning Authority. We consider that the revised solution proposed will offer a safe crossing for pedestrians whilst also not leading to severe impacts on the operation of the highway.

The revised proposal will incorporate a dedicated formal footway on the western side of the bridge, so that pedestrians will be able to safely cross at all times. The carriageway will be revised to a one-way system across the bridge, and the traffic flow will be controlled using priority traffic signals. The detailed traffic modelling work undertaken has demonstrated that the proposal will not lead to severe impacts upon traffic movements along Downend Road.

The proposal has been designed in conjunction with Hampshire County Council Highway's Authority, and has been subject to a detailed Road Safety Audit with

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Bournemouth
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all matters successfully addressed. Overall, we consider that the revised proposal will offer a substantial improvement to pedestrian safety, encourage slower and safer traffic movements across the bridge, and avoid significant impacts upon the operation of the public highway.

In addition to the highway matters Miller has also progressed further technical survey work at the site. The archaeological investigations have resulted in an area of geological importance being identified that should be protected. As such, the illustrative masterplan has been revised so that the formal open space is positioned over this archaeologically sensitive area.

As well as responding to the archaeological zone, the revised layout also offers a landscape layering effect, softening the impact of the development on views from the south. Its position also allows for direct east-west movements (pedestrian/cycle) across the site, better integrating with the existing settlement to the east.

Miller will be re-submitting the outline planning application at the beginning of August 2020. Following validation of the application all of the proposals, including the revised illustrative masterplan and Downend Road railway bridge proposal, will be available to view on the council's website. The LPA will run a formal 21-day consultation period which will provide you with an opportunity to comment on the application as part of the determination process.

You can also contact the project team directly with any comments or questions relating to the application by emailing portchester@torltd.co.uk. As well as writing to existing local residents in the immediate proximity of the application site, we have also written to the local Ward Councillors and members of the Fareham Borough Planning Committee to update them on the application re-submission.

We trust that this correspondence has been useful in updating you on the intention to re-submit the outline planning application, and explaining how we have overcome the previous issues, allowing the delivery of a safe and effective transport solution for the Downend Road railway bridge.

Yours faithfully,

Thomas Southgate MRTPI
Associate Director

cc

Mark Jackson

Miller Homes Ltd

Appendix 3: Letter to elected Councillors



TERENCE
O'ROURKE

To:
Leader of the Council
Ward Councillor
Members of the Planning Committee

30 July 2020

Our Reference: 249501G

Dear Cllr

Land east of Downend Road, Portchester
Re-submission of outline planning application for 350 dwellings

I am writing to inform you that Miller Homes Ltd (Miller) is in the process of preparing a re-submission of the outline planning application for 350 homes on land to the east of Downend Road, Portchester.

You will appreciate that outline planning application (ref: P/18/0005/OA) was previously refused by Fareham Borough Council's Planning Committee on the grounds of highway safety and operation across the Downend Road railway bridge, and the site being unsustainably located in respect to access to local services and facilities. Miller subsequently appealed the council's decision.

Whilst the Planning Inspector dismissed the council's second reason for refusal, concluding that the site is sustainably located, the appeal was ultimately refused on account of the unacceptable harm to pedestrian safety and the operation of the public highway across the Downend Road railway bridge.

Miller fully understands the concerns raised by the local community in respect to highway safety and highway operational matters, and developed the previous options in conjunction with Hampshire County Council Highway's Authority. Since the appeal decision, Miller has worked hard to develop another safe and effective solution to the Downend Road railway bridge crossing, working with their transport consultant, the Highway's Authority and Local Planning Authority. We consider that the latest solution proposed will offer a safe crossing for pedestrians whilst also not leading to severe impacts upon the operation of the highway.

The revised proposal will incorporate a dedicated formal footway on the western side of the bridge, so that pedestrians will be able to safely cross at all times. The carriageway will be revised to a one-way system across the bridge, and the traffic flow will be controlled using priority traffic signals. The detailed traffic modelling work undertaken has demonstrated that the proposal will not lead to severe impacts upon traffic movements along Downend Road.

The proposal has been designed in conjunction with Hampshire County Council Highway's Authority, and has been subject to a detailed Road Safety Audit with all matters successfully addressed. Overall, we consider that the revised

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proposal will offer a substantial improvement to pedestrian safety, encourage slower and safer traffic movements across the bridge and avoid significant impacts upon the operation of the public highway.

In addition to the highway matters Miller has also progressed further technical survey work at the site. The archaeological investigations have resulted in an area of geological importance being identified that should be protected. As such, the illustrative masterplan has been revised so that the formal open space is positioned over this archaeologically sensitive zone. The revised landscape parameter plan and illustrative masterplan is enclosed for your information.

As well as responding to the sensitive archaeological zone, the revised layout also offers a landscape layering effect, softening the impact of the development on views from the south. Its position also allows for direct east-west movements (pedestrian/cycle) across the site, better integrating the existing settlement to the east.

You will be aware that the LPA has been progressing their new Local Plan that will guide development within the Borough over the period to 2036. As part of this, the land east and west of Downend Road is proposed to be allocated as a *Strategic Growth Area* for housing. As such, the suitability of this land to accommodate housing to support meeting Fareham's housing need to 2036 continues to be accepted.

Miller will be re-submitting the outline planning application at the beginning of August 2020. Following validation of the application, the proposals will be available to view on the council's website. The LPA will run a formal 21-day consultation period which will allow an opportunity for comments to be submitted for consideration during the determination process.

Ahead of submission we are writing to local residents in the immediate proximity of the site to inform them of the submission and explain how the safe and effective highway solution for the Downend Road railway bridge will work. The correspondence will also outline that the local community will have the opportunity to submit comments to the LPA during 21-day consultation period. A project email has also been set up, portchester@torltd.co.uk, so comments and questions can be made to the project team.

We trust that this correspondence has been useful in updating you on the proposal to re-submit the outline planning application, and explaining how the previous reason for refusal has been satisfactorily addressed. Should you have any queries, or wish to discuss any points further, please do not hesitate to contact me via the email above, or by phone on 020 3664 6755.

Yours sincerely,

Thomas Southgate MRTPI
Associate Director

Enc.
cc

Mark Jackson

Miller Homes Ltd