

## Southern Comfort 2006 General Discussion

Panel: - Dr Celia Clark, Paul Grover and Michael Carden. Chair : Dr Roger James.

A number of questions had been pre-submitted; other questions were taken from the floor.

**Q.** Posed from the chair: What is everybody doing about the SE Plan?

**A's**

Winchester

We have sent in extensive papers and comments dealing with matters which concern us. There is nothing about protection of Historic Cities. There is little said about the countryside.

Portchester

We have responded in length particularly on transport matters. We think the document is lightweight. It deals with the number of houses and infrastructure. It is short on details and costs.

Guildford

Have sent in 30 pages. Will it make any difference? I'm not certain. There will be an examination in public but few of us will be invited. Restrictions on numbers. Dilution in numbers as the plan moves upwards in the process.

**Roger James:- How should the consultation have gone?**

Fareham

'SHUV'\* approached us and suggested a group approach. This seemed to work. 'SHUV' includes 30 organisations. Fareham and 'SHUV' have worked together. A joint submission was made.

Civic Trust

The Civic Trust has made submissions and there was an opportunity to say that the questions asked were the wrong ones. It was invited to speak on Housing and The Thames Gateway but could not deal with sub-regional matters as these were better dealt with by local groups.

Statements

- a) There are a considerable number of homeless people in Lancing. We mustn't come across as being against all new housing
- b) In Portsmouth there has been a survey of empty properties by two members of the Society. There are a lot of empty properties.

Oxford

We are 'on the corner' of the South East Region. We made a submission but there has been a 'deafening silence', since. We are very concerned with the transport problems.

\* SHUV – the South Hampshire Unallocated Voices was formed to counteract the actions of PUSH - the Partnership for Urban South Hampshire

**Q** The SE plan is for 10,000 homes to the north of Fareham. Is this sustainable?

**A.** *(Not recorded)*

Statement re. The Isle of Wight

There is a great shortage of affordable housing on the Island. Developers have gone for the smaller brown field sites to avoid the community contribution. There should be a change in the legislation – reduce the minimum size of development, which requires a contribution.

**A.** There will be 40% of affordable housing. The size of the area has not been identified. Acres of countryside will come under the axe.

**Q.** How much more difficult is it to design a product in a run down city centre than on a new site (Greenfield sites)? The South East is a quality centre. There should be much more investment related to established City Centres.

**A.** In theory there should be no difference. There are economic issues related to different types of development. Lancing and Hastings have been mentioned. For whom are the redevelopments envisaged? Look at the motivation of the Capitalists who are behind the developments. Most of the run down areas is in the urban areas. We should look at the good things in the urban areas and then say – ‘we want it to be like that’ {pointing to examples which are three streets away!} We have ceased to believe in the importance of urban developments. Too many people despise inner cities.

**Q.** Is Light Rapid Transit the answer to the traffic problems of the Portsmouth Harbour Communities?

**A.** The idea of coming to Portsmouth under the Harbour is not new. The argument is always about money. Gosport needs links with the other Harbour Towns/Cities. Gothenburg and Venice have good water connections! Infrastructure must be considered before development.

**Q.** The Isle of Wight members consider that the Local Framework Development is too fragmented. Will other societies lobby to help to improve this?

**A.** Core Strategy for Planning is coming into being. Danger is of planning ‘in a vacuum’. There needs to be an open, holistic development.

**Q.** How many Societies are involved in their Local Strategic Partnerships?

**A.** *(There were varied responses from the floor).* There are problems related to the new jargons which are being used by the Partnerships.

**Q.** We need good designs. There are problems with large MoD sites. Should there be a mixture of ‘new’ and ‘old’?

**A.** It depends on the methods employed. At present large Developers often seem to ‘call the tune’. We need to change the system!

**Q.** How do we define good design?

**A.** Schools of Architecture are always discussing subjectivity. Don’t concentrate on style alone. Deal with issues such as sustainability. This gets on to ‘objectivity’.