

STATEMENT IN SUPPORT OF POLICY HA10 YIELD, ASSOCIATED DENSITY AND CREATION OF A VEHICULAR LOOP ROAD

The site of HA10, Funtley Road South is identified as a residential development site with a yield of 55 units. The design and development approach to the site was developed over a number of years as part of the Fareham Local Plan 2037 preparation.

Draft Plan 2036 consultation

The initial consideration of the site was developed for the Draft Plan consultation of 2017 in October 2017 [Reg 18 draft Local Plan consultation 2017 \(fareham.gov.uk\)](#) A copy of the Policy and associated supporting text rationale and Development Framework is set out in Appendix A of this Statement.

The Development Framework supporting the policy identifies a permeable structure of development, with the LEAP at its heart within linked green infrastructure of varying scales. The supporting text identifies the importance of the context of the site within a sensitive rural location and requires an assimilation of the development into the landscape with significant natural landscaping and view corridors within open land linking to Funtley Road.

The allocation yield is based on reflecting the Development Framework that allows for increasingly larger plots and more spacious built form as the development progresses southwards. The yield has been calculated using the net developable areas identified in the Development Framework plan and applying variable densities leading to an average in the region of 20dph. This approach is illustrated on the annotated version of the Development Framework below:

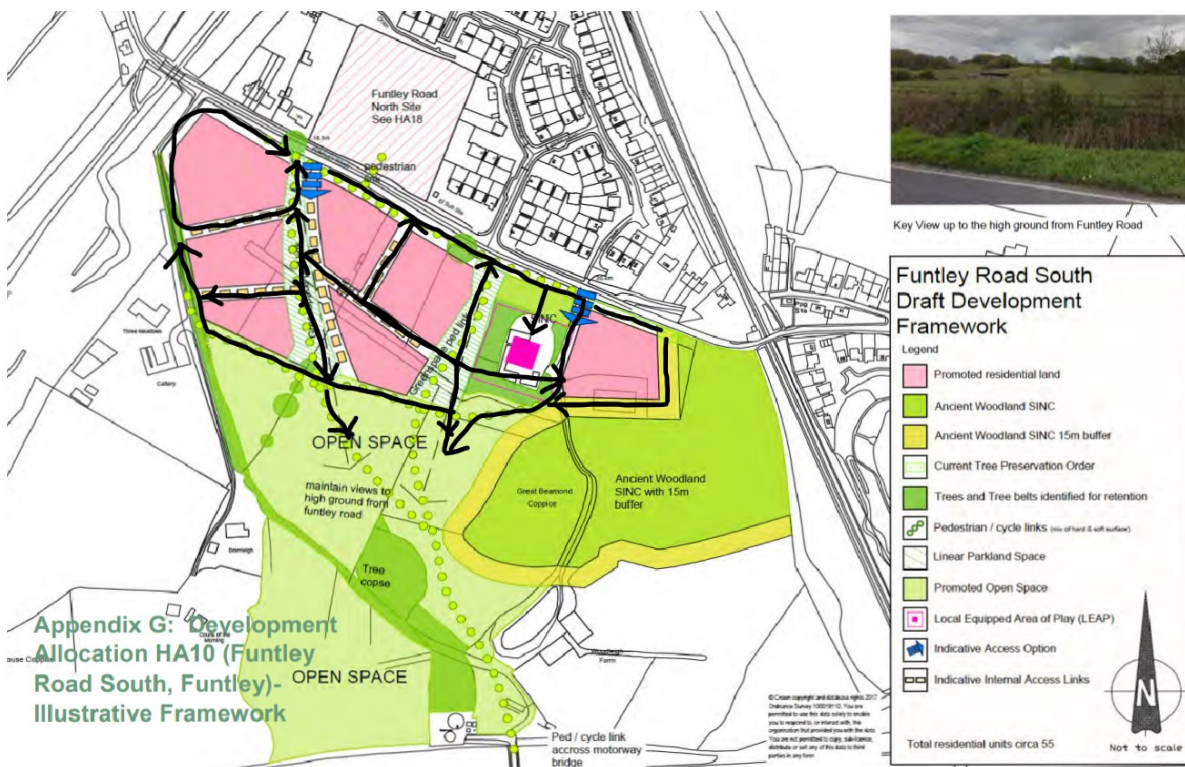


No	area ha	av density dph	yield units
1	0.55	20	11
2	0.37	15	5.55
3	0.23	8	1.84
4	0.36	25	9
5	0.46	30	13.8
6	0.32	10	3.2
7	0.38	32	12.16
	2.67	20	56.55

The lower density approach was supported by the Fareham Landscape Assessment DS001 [LDA 09 Submission Plan A4 P \(fareham.gov.uk\)](#) August 2017, Area 06.2b, which recognises its rural unspoilt character and the inappropriateness of the suburban development on the north side of Funtley Road (p121). The assessment indicates that any development would need to be ‘small scale and sensitively integrated within the existing or new vegetation structure to avoid adverse visual impacts’ (p124)

It is the Council's view that the only appropriate way of ensuring that development is responsive to its sensitive landscape context and avoid a standard suburban or urban form influences, is to develop at low densities and encourage a rural 'country lane' aesthetic, with space for garden trees of maturing scale and allowing the landscape to bleed through to Funtley Road.

The Policy criterion e) setting out the need for a loop road reflects the importance of avoiding a standard suburban cul-de-sac form of development within the sensitive landscape. The strategy framework shows perimeter blocks and two vehicular accesses. Importantly the perimeter block arrangement and connecting green spaces show how movement within the site is varied, but connected a number of potential loop arrangements. This approach encourages walking and cycling within a varied landscape, rather than a series of dead ends. At Reserved Matters stages, it was anticipated that the roads would have the appearance of country lanes as found elsewhere in the borough. This is shown illustrated on the annotated version of the Development Framework below (black arrows):



Outline Planning Permission P/18/0067/OA [Case Tracker \(fareham.gov.uk\)](https://fareham.gov.uk/case-tracker)

An outline application was resolved to be granted in October 2018 (S106 Agreement 2020) for Up To 55 Dwellings (Including 3 Custom-Build Homes) (Use Class C3), Community Building Incorporating A Local Shop 250 Sqm (Use Classes A1, A3, D1 & D2), Accesses And Associated Landscaping, Infrastructure And Development Works. See

The application was supported by various evidence and assessments. This included a landscape and Visual Appraisal and a Design and Access Statement, which demonstrated the suitability of a low density perimeter block approach within a landscape led connected GI framework.

The illustrative masterplan and subsequent parameter plan that was appended to the S106 Agreement are set out overleaf, and immediate parallels with the Councils Draft Local Plan Policy HA10 and appendix G, can be seen.



PROJECT TITLE
LAND SOUTH OF FUNTLEY ROAD, FUNTLEY
FOR RESIDE DEVELOPMENTS
DRAWING TITLE
PARAMETERS PLAN

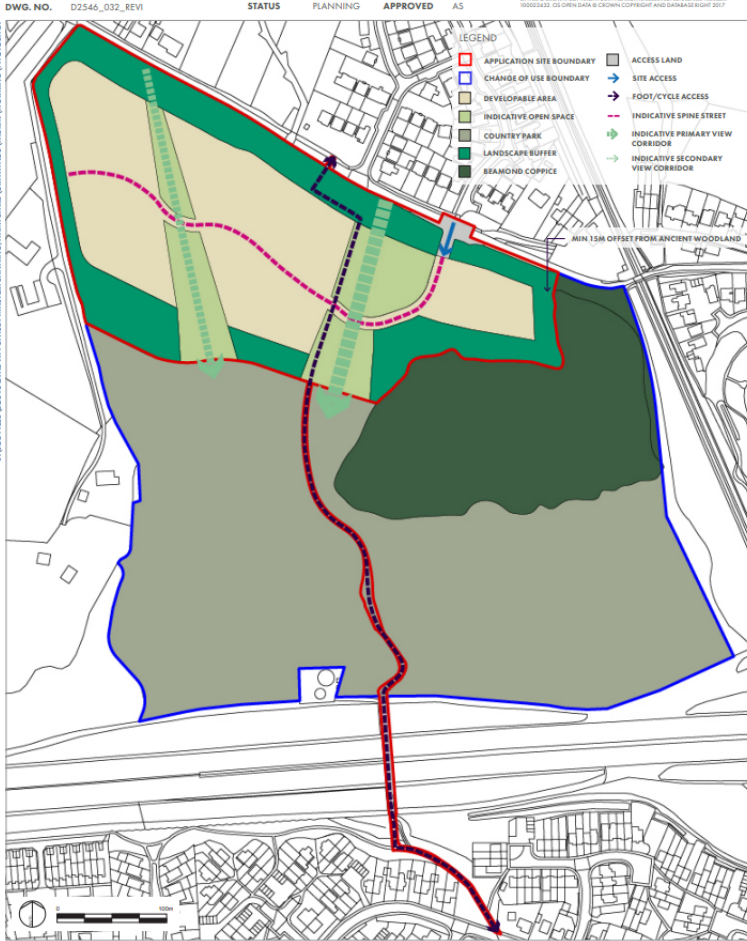
REV.	DESCRIPTION	APP. DATE
1	15m offset annotation added	05.08.18
2	View corridors, spine and footpath revised	07.08.18
3	View corridors and spine revised	14.08.18
4	Footpath site boundary added	15.08.18
5	Footpath boundary revised	20.08.18
6	Footpath boundary revised	20.08.18
7	Footpath boundary revised	20.08.18
8	Footpath boundary revised	20.08.18
9	Footpath boundary revised	20.08.18
10	Footpath boundary revised	20.08.18
11	Footpath boundary revised	20.08.18
12	Footpath boundary revised	20.08.18
13	Footpath boundary revised	20.08.18
14	Footpath boundary revised	20.08.18
15	Footpath boundary revised	20.08.18
16	Footpath boundary revised	20.08.18
17	Footpath boundary revised	20.08.18
18	Footpath boundary revised	20.08.18
19	Footpath boundary revised	20.08.18
20	Footpath boundary revised	20.08.18

ISSUED BY
DATE
SCALE@A3
STATUS

London
JAN 2018
1:2500
PLANNING

Notes:
1. This drawing is the property of fabrik ltd. It must not be copied or reproduced without written consent.
2. Only figured dimensions are to be taken from this drawing. All contractors must visit site and be responsible for taking and checking all dimensions related to the works shown on this drawing.
© fabrik ltd.
THIS DRAWING MAY CONTAIN ORDNANCE SURVEY MATERIAL BY PERMISSION OF ORDNANCE SURVEY ON BEHALF OF THE CONTROLLER OF HER MAJESTY'S STATIONERY OFFICE © CROWN COPYRIGHT 2017. ALL RIGHTS RESERVED. REFERENCE NUMBER 100021432. OS CROWN DATA © CROWN COPYRIGHT AND DATABASE RIGHT 2017

Landscape Parameter Plan



Illustrative masterplan



REV.	DESCRIPTION	APP. DATE
G	Green corridors and development blocks	05.08.18
F	Green corridors and spine realigned	07.08.18
E	Green corridor widened	10.08.18
D	Footpath site boundary	20.08.18
C	Footpath, pedestrian crossing and boundary	17.08.18
B	Ancient woodland graphics	23.07.18
A	Labels and community park updates	19.07.18



PROJECT TITLE
LAND SOUTH OF FUNTLEY ROAD, FUNTLEY
FOR RESIDE DEVELOPMENTS
DRAWING TITLE
ILLUSTRATIVE MASTERPLAN

ISSUED BY
DATE
SCALE@A3
STATUS

London
JAN 2018
1:2500
PLANNING

T: 020 7620 1453
DRAWN
CHECKED
APPROVED

DWG. NO. D2546_008_REV0

Notes:
1. This drawing is the property of fabrik ltd. It must not be copied or reproduced without written consent.
2. Only figured dimensions are to be taken from this drawing. All contractors must visit site and be responsible for taking and checking all dimensions related to the works shown on this drawing.

© fabrik ltd.

Submission Plan 2037

The Council has maintained its approach to development on site allocation HA10 throughout the consultation process leading to the Submission Plan as it is of the opinion that the level of development (yield) and landscape led development strategy is the most appropriate within the sensitive landscape context.

This has been supported by further landscape evidence set out in the Technical Review of Areas of Special Landscape Quality and Strategic Gaps (DS003 : [Fareham BC Special Landscape Character and Strategic Gap](#)), which shows the land to the south of the built up area (existing and proposed HA10) as being within the Area of Special Landscape Quality ASLQ 4: Meon Valley.

Outline Application P/20/1168/OA [Case Tracker \(fareham.gov.uk\)](#)

A further outline application for up To 125 1-4 bed dwellings Including 6 Self Or Custom Build Plots, Community Building Or Local Shop (Use Class E & F.2) With Associated Infrastructure, New Community Park, Landscaping And Access, Following Demolition Of Existing Buildings, was subsequently refused by the council and is subject to the outcome of a S78 Public Inquiry.

The council refused the application in November 2021. relevant to this statement, reason for refusal a) is pertinent:

The proposed development is not sensitively designed to reflect the character of the neighbouring settlement of Funtley and fails to respond positively to and be respectful of the key characteristics of the area harmful to the character and appearance of the countryside

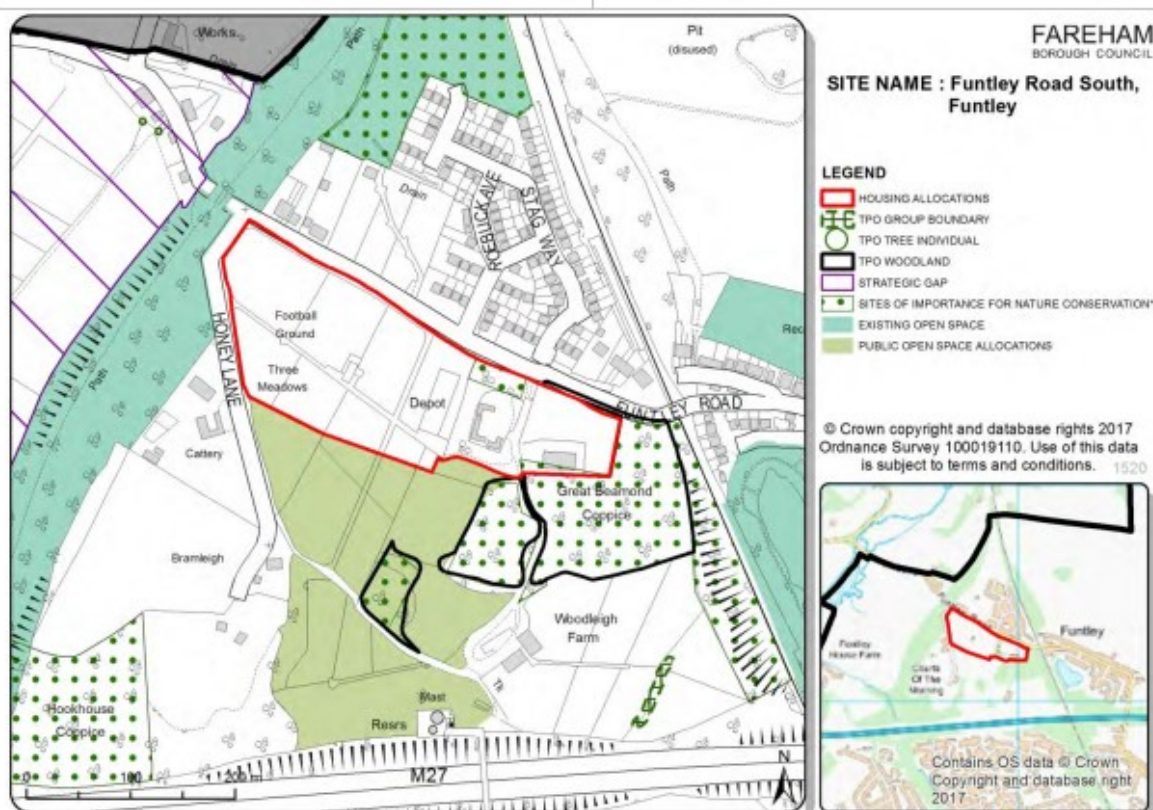
This was primarily a reflection of the urban form and inherent intensity and lack of spaciousness in seeking to deliver 125 units (rather than 55) within the site.

.....End.....

DEVELOPMENT ALLOCATIONS



Housing Site: HA10	SHLAA Reference: 3121
Name: Funtley Road South	Proposed Use: Residential
Location: Funtley	Indicative Capacity: 55 dwellings
Size: 4.55 ha	Planning Status: None



Planning permission will be granted provided that detailed proposals accord with the policies in the Local Plan and meet the following site specific requirements:

- The quantum of housing proposed shall be broadly consistent with the indicative site capacity; and
- Primary highway access shall be from Funtley Road; and
- Building heights are limited to a maximum of 2 storeys; and
- Safe pedestrian and cycle crossing points across Funtley Road and connectivity with the existing footpath/bridleway network in the vicinity of the site and eastwards towards the centre of Funtley village in order to maximising connectivity to nearby facilities and services; and
- The creation of a vehicular loop road on the site, allowing for pedestrian and cycle permeability across the site; and
- Proposals shall take account of the site's landscape context by incorporating view

DEVELOPMENT ALLOCATIONS



corridors from Funtley Road through to the public open space allocation to the south of the residential allocation (as illustratively shown in Appendix G). The view corridors should form part of the on-site open space and should incorporate pedestrian and cycle links, whilst vehicular crossing of links should be limited; and

- g) The existing woodland on-site shall be retained and incorporated should be retained and incorporated within the design and layout of proposals in a manner that does not impact on living conditions or prevent damage to any nearby dwellings, roads, footpaths or other infrastructure; and
- h) A 15m buffer shall be incorporated between development and the Great Beamond Coppice SINC to the east of the site; and
- i) The provision of a building/ buildings for community uses, located in an accessible location to enable a range of uses for both existing and new residents; and
- j) Proposals shall either provide directly, or provide a financial contribution towards the delivery (and maintenance where deemed necessary) of the following infrastructure, in line with the Council's Planning Obligations SPD:
 - Off-site highway improvement and mitigations works; and
 - Local schools and early-years childcare infrastructure (as identified by the Local Education Authority); and
 - Public open space on and off-site (as illustratively shown in Appendix G) (in line with the Council's Planning Obligations SPD); and
 - a Local Area of Play (LEAP) on-site (in line with the Council's Planning Obligations SPD).

In light of the landscape setting, this development allocation is required to take a looser, less dense approach, applying a density of around 20 dwellings per hectare (dph). In light of the rural setting, significant natural landscaping should be incorporated, so that proposals are assimilated into the landscape. Part of this assimilation includes the incorporation of view corridors, between Funtley Road and the open space south of the site, which are required to maintain visual and physical connections through the site.

Additionally, the delivery of the community uses building and the public open space are critical elements in making the development acceptable, by providing additional assets for both the existing and new community. The community building envisaged is one that is multi-functional and flexible to allow for a range of small-scale community uses, whilst the proposed public open space should be more informal in nature, to take account of and strengthen the landscape setting.

Appendix F is a visual demonstration of the suggested approach to development in this location, taking account of the approach detailed above.



