

**Fareham Local Plan 2037  
Examination Hearing Statement  
Matter 2 Development Strategy**

Land south of Funtley Road, Funtley

February 2022

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Appendix 1: Technical Note re proposed Meon Valley Area of Special Landscape Quality  
(Rummey Design, February 2020)

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**Client**

Reside Developments Ltd

**Our reference**

RESS3014

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# 1. Introduction

- 1.1 This Hearing Statement has been prepared by Turley on behalf of Reside Developments Ltd in response to the Inspector's Questions in relation to **Matter 2 – Development Strategy** of the Examination of the Fareham Local Plan 2037.
- 1.2 Reside Developments Ltd have an interest in land at Funtley Road South, which has been proposed for allocation through draft policy HA10 of the Revised Publication Fareham Local Plan 2037, for up to 55 dwellings.
- 1.3 Outline planning permission was granted on 2nd September 2020 for a development of up to 55 dwellings (including three custom-build homes, a community building incorporating a local shop and associated landscaping, infrastructure and development works) (planning reference P/18/0067/OA). Full planning permission was granted in October 2018 (ref. P/18/0066/CU) for a change of use of an area of land containing the Public Open Space Allocation and an additional parcel of land to the east to form a new Community Park.
- 1.4 Reside Developments Ltd have consistently promoted the site for circa 120 homes throughout the Local Plan process.
- 1.5 An application to increase the number of homes on the site from the approved 55 unit scheme to up to 125 homes, was made on 6 October 2020 (ref: P/20/1168/OA). The proposal sits broadly within the same area as the extant permission and entirely within the emerging site allocation HA10.
- 1.6 A full application (ref: P/20/1166/CU) for change of use from equestrian/paddock to a Community Park has also been submitted on Land South of Funtley Road, Fareham.
- 1.7 The applications are the subject of current Appeals (ref. APP/A1720/W/21/3283643 and 3284532).
- 1.8 This Hearing Statement addresses the Inspector's Questions in relation to Matter 2 – Development Strategy, as they relate to our client's land interest.
- 1.9 This statement refers to the "Deviation Line" which is a disused railway to the west of Funtley and to the "Funtley Triangle" which is the area enclosed between the Deviation Line, the main Fareham-Eastleigh railway line and the M27 to the south. These are illustrated at **Figure 1**.

Figure 1: Indicative Masterplan for Welborne Garden Village (Combined Appeal Sites in red)



## 2. Matter 2 – Development Strategy

### (Strategic Policies DS1-3)

#### ***1. Does the development strategy in the Fareham Local Plan reflect the vision and strategic priorities set out in the plan?***

- 2.1 The development strategy fails to reflect the vision and strategic priorities set out in the plan by limiting the allocation of site HA10 Funtley Road South to 55 dwellings, when it has been clearly evidenced that the site can sustainably deliver a higher quantum of development. Providing additional dwellings on a site that has already been identified by the council as a sustainable location for a proposed housing allocation will better reflect the vision and strategic priorities set out in the plan.
- 2.2 Increasing the proposed allocation to 125 dwellings has a number of benefits, and will:
- Deliver more market housing (by up to 75 units) within the first five years of the plan period;
  - Provide additional affordable housing (by up to 50 units) to assist in meeting local needs;
  - Support the viability of existing facilities and services (including bus patronage) and enhance the vitality of Funtley, through additional population;
  - Secure the provision of bus route 20 for a period of 5 years and provide a bus turning facility within the development;
  - Provide additional highway and footway improvements as well as a higher value School Travel Plan contribution; and
  - Encourage healthy lifestyles through delivering housing adjacent to a new Community Park.
- 2.3 A higher amount of development will not result in adverse impacts to character or landscape or conflict with the vision or strategic priorities.

***2. Is the development strategy for the location and nature of development in Fareham, justified as the most appropriate strategy for the sustainable development of the borough, when considered against the reasonable alternatives? What alternative strategies were considered by the Council in terms of the options for the spatial distribution of development and why were these rejected?***

- 2.4 The development strategy is heavily reliant on large and complicated sites (including Welborne), which have long lead-in times and can take a number of years to come forward through the planning process. Fareham Borough Council has a persistent and serious housing shortfall, having been unable to demonstrate a five year supply of deliverable housing land for over seven years. Alternative options which would deliver in the short to medium term and particularly within the first five years of the plan period should be pursued in order to achieve sustainable development.
- 2.5 A reasonable alternative to the allocation of 55 dwellings at Funtley Road South would be for circa 120 dwellings on this site. This has been put forward repeatedly through the Local Plan process but has not been considered through the Sustainability Appraisal at any stage.<sup>1</sup> It is therefore not possible to say whether the proposed strategy is the most appropriate. For the reasons set out in response to question 1, we contend that allocating a higher quantum of development on broadly the same site area would result in a more sustainable development for Funtley.
- 2.6 Further detail on this can be found in our statement on **Matter 6 – Housing Allocations**.

**Strategic Policy DS2 – Development in Strategic Gaps.**

***12. Has the Technical Review of the Strategic Gaps followed a robust process? Are the boundaries identified appropriate and justified?***

- 2.7 The Technical Review of the Strategic Gaps (TRSG) (DS003) has not followed a robust process.
- 2.8 Paragraph 4 of page 83 of the TRSG states that both of the identified gaps are cross-boundary gaps identified through the PFSH Position Statement 2016, however it is unclear what cross-boundary work has been undertaken between Fareham Borough Council and Winchester City Council to robustly define the boundary of the Meon Valley strategic gap in the vicinity of Funtley and north Fareham. Within the Winchester administrative area, there is a significant tract of land (identified as 1b on figure 4.1 of the TRSG) between the built up areas of Fareham/Funtley to the east and Whiteley to the west which is designated as Settlement Gap and performs that role, preventing coalescence of settlements.

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<sup>1</sup> There is assessment in the SA of an option for development on land south of Funtley Road (ref 3053) but this option assesses development of a site larger area, which our client has proposed as a community park. There is no assessment of the option of increasing the amount of development on the Funtley Road South site (ref 3121).

- 2.9 The current strategic gap boundary only extends as far east as the Deviation Line, and not beyond towards Funtley. The TRSG states that this is *“a logical boundary in that the raised railway line visually contains views out from the Meon Valley.”* The TRSG does not provide justification for the revised boundary and merely states that *“Wrapping the gap boundary tightly around the settlement (and future approved development), would allow Funtley to expand moderately, but still retain its separate identity and not become contiguous with North Fareham.”*
- 2.10 The purpose of identifying Strategic Gaps is established in the PFSH Position Statement S1 and echoed in the Local Plan. It is clear that *“the primary purpose of identifying Strategic Gaps is to prevent the coalescence of separate settlements and help maintain distinct community identities. Strategic Gaps do not necessarily have intrinsic landscape value but are important in maintaining the settlement pattern, protecting settlement identity and providing green infrastructure opportunities.”*
- 2.11 The TRSG appears to confuse landscape value with the purpose of strategic gap, as it attempts to justify the extension of the gap in this area to *“include the remaining landscape of LCA 6: Meon Valley around the North West part of the village of Funtley, as the landscape value is high, and being steeply sloped up to the M27, it is highly visible and provides a strong setting for the settlement.”*
- 2.12 We contend that the Strategic Gap boundary should not extend eastwards beyond the Deviation Line because the purpose of the gap is prevent the coalescence at a sub-regional level in the Meon Valley. The PFSH Position Statement 2016 makes clear that *“The Meon Valley is identified as a strategic gap of sub-regional strategic significance and should be protected from inappropriate development.”* Given that the Meon Valley is principally a north-south corridor, the purpose of the gap is prevent east-west coalescence (e.g. between Fareham and Whiteley). However by extending the strategic gap eastwards beyond the Deviation Line, FBC are seeking to use the strategic gap designation to maintain the separation of Funtley from Fareham, a point acknowledged in the TRSG (page 89 paragraph 7). This is not justified on a number of accounts:
- The separation of Funtley from Fareham is not of sub-regional strategic significance in maintaining the Meon Valley gap (e.g. in the same way that the separation of Fareham from Whiteley is) and it is therefore not in accordance with PFSH Position Statement S1.
  - There is an inconsistent approach as to how the separation of Fareham and Funtley is achieved, with strategic gap being used to the west of the railway line and open space designation being used to the east of the railway line.
  - The TRSG states *“There is a risk that pressure for settlement expansion could take development to the top of the slope and this would then make inter-visibility between the M27 and the settlement highly possible.”* A potential landscape impact does not provide a justification to extend the strategic gap designation. Furthermore, development at the top of the slope has not been proposed; instead a community park which would provide accessible green space has been proposed. This will be transferred to the council, so there is no need to designate that area as strategic gap.

- The strategic gap designation is not necessary to achieving the aim of settlement separation in this location because parts of the land are SINC (Site of Importance for Nature Conservation) and therefore not suitable for development in any case and a large part of the area proposed would form a community park, as per my client's current proposal at appeal (P/20/1166/CU).
- 2.13 If the Inspector were minded to recommend modification of the strategic gap designation so that it does not extend eastwards beyond the Deviation Line, it is clear that this would achieve the aims set out in the PfSH Position Statement of protecting the Meon Valley from inappropriate development and ensuring the separation Fareham from Whiteley at the confluence of the Southampton and Portsmouth housing market areas. It would still achieve a substantial strategic gap in the Meon Valley corridor, facilitated by designations within both the Fareham and Winchester administrative areas, preventing the coalescence of settlements.

### **Strategic Policy DS3 – Landscape**

#### **13. Is the identification of Areas of Special Landscape Quality (ASLQ) justified, effective and consistent with national policy, in particular paragraph 174 of the Framework?**

- 2.14 The identification of land within the Funtley triangle as ASLQ is not justified or consistent with national policy.
- 2.15 Paragraph 174 of the NPPF (2021) states *“Planning policies and decisions should contribute to and enhance the natural and local environment by: a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan).”*
- 2.16 The Revised Publication Local Plan explains at paragraph 3.49 how the ASLQ designation is a response to paragraph 174a of the Framework. *“As a response to this, this Local Plan has identified eight Areas of Special Landscape Quality which represent the most valued landscapes in the Borough, and in line with the NPPF, these should be protected and enhanced.”*
- 2.17 By designating vast tracts of the borough as ASLQ, the council proposes that these substantial areas are all ‘valued landscape.’
- 2.18 We explain our specific concerns with incorporating land within the Funtley triangle in the ASLQ and explain why this is unsound in the response to question 14. However in response to this question on the wider approach to ASLQs, we would highlight some key principles that emerged in the case Stroud District Council versus Secretary of State for Communities and Local Government before Mr Justice Ouseley ([2015] EWHC 488).
- 2.19 The first principle is that there is no definition of ‘valued’ in the NPPF and value accrues from the physical attributes, the inherent qualities of the site rather than popularity. This is in direct contrast to the approach used by the council as paragraph 3.51 which states *“the Council proposed the designation of valued landscapes as part of the Issues and Options consultation in the summer of 2019. The responses to this part of the consultation suggested numerous parts of the Borough held a value for residents and*



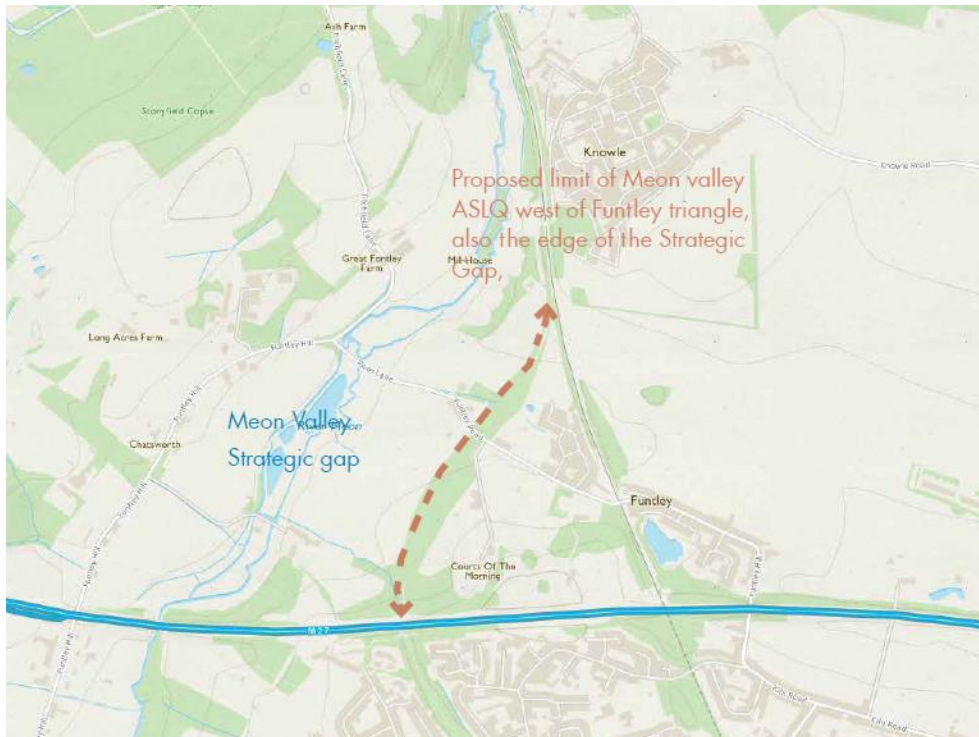
other respondents. Responses suggested that green spaces, coastal areas, open spaces, historic areas and treed landscapes were all valued in the Borough.”

- 2.20 The second principle clarifies that a valued landscape is not the same as a designated landscape. “The NPPF is clear: that designation is used when designation is meant and valued is used when valued is meant and the two words are not the same.” Therefore it may be more appropriate for the council to establish a policy on valued landscapes which does not rely on such extensive designation.
- 2.21 It is important the ASLQ boundaries do not incorporate areas that could contribute towards sustainable development, as the designation, coupled with the policy wording of DS3, could unduly restrict developable areas and affect housing supply numbers. DS3 allows for development in areas of special landscape quality only where the landscape will be protected and enhanced.

**14. Has the Technical Review of ASLQ followed a robust process? Are the boundaries identified appropriate and justified?**

- 2.22 The council’s Technical Review of Areas of Special Landscape Quality (DS003) does not provide justification for inclusion of land at Funtley triangle within the ASLQ. We contend that extending this designation east of the Deviation Line is not justified or consistent with national policy and have put forward representations that the eastern boundary of the Meon Valley ASLQ should be defined by the Deviation Line as illustrated in figure 2.1 below.

**Figure 2.1 Proposed Limit of Meon Valley ASLQ**



- 2.23 There is no logical reason, based on landscape and visual evidence, the Meon Valley ASLQ should extend eastwards beyond the Deviation Line to incorporate land within the ‘Funtley Triangle’. This has been evidenced within the ‘Technical Note re proposed

Meon Valley Area of Special Landscape Quality,' (Rummey Design, February 2020) which was submitted alongside Reside's representation to several of the Local Plan consultations, including initially the Supplement consultation and then at Regulation 19 stage. This is reattached at **Appendix 1**. It supports our objection to the boundary of ASLQ 4 Meon Valley taking in land to the east of the Deviation Line as it does not form a strong visual part of the valley. Visually the embanked railway and the associated woodland prevents inter-visibility to the Meon Valley to the west.

- 2.24 The Technical Note prepared by Rummey Design assesses the council's own evidence which clearly indicates that the embanked Deviation Line encloses the Meon Valley and marks the landscape character transition from the low lying river valley farmland associated with the course of the Meon river, to the small scale wooded farmland to the east, with its 'urban fringe' influences.
- 2.25 The council has not explained how the ASLQ boundary has been defined in its evidence, and therefore it is not justified. It explicitly excludes the draft HA10 allocation land, but that follows no discernable field boundary or other demarcation on the ground. It is an arbitrary line.
- 2.26 Chapter 3 of Technical Review of Areas of Special Landscape Quality (DS003, page 66) emphasises the southern part of the proposed designation; *"The area has high scenic quality and topographic and visual unity, particularly in the lower reaches."* It identifies the qualifying factors which largely relate to the lower reaches of the valley including wide valley, open floodplain with gently sloping sides, nature conservation interests (e.g. Titchfield Haven nature reserve) and heritage value (e.g. Titchfield Abbey and Conservation Area).
- 2.27 Paragraph 7 (page 66) states *"No detracting influences are noted in the lower reaches. There are some fringe features in areas 6.1a and c but these are well contained by woodland."* Furthermore, the report notes that the *"Major road and rail corridors pass through the upper section, but much of the area retains a sense of seclusion. The lower reaches have a high tranquillity rating."* We contend that the Funtley triangle area has its tranquillity impacted by the M27 to the south and the active Eastleigh to Fareham Railway line to the east. Overall the council's evidence provides limited explanation and insufficient justification for including the upper section in the ASLQ.
- 2.28 The recommendation states *"The area satisfies the criteria to qualify as a 'valued landscape'. The boundaries of the ASLQ should follow those of the LCA but exclude the built and allocated parts of Funtley and some of the higher western parts of 6.2, which do not form a strong visual part of the valley. The nursery and equestrian areas in 6c contain important tree belts, visible from footpaths on the western slopes, and should be included."*
- 2.29 The report justifies drawing the ASLQ boundary differently from the LCA boundary in the Funtley area to exclude built and allocates parts and some other parts which do not form a strong visual part of the valley. It does not however justify the inclusion of land to the east of the Deviation Line which, as we have explained above, does not form a strong visual part of the valley.

- 2.30 In the Funtley triangle, character is particularly compromised by a number of suburban, 'horsiculture' and perceptual influences (primarily noise arising from the railway and M27). This cannot be considered as a 'valued landscape' and was not considered by the council as such during its consideration of the approved planning application for 55 houses (ref P/18/0067/OA). Therefore extending the ASLQ eastwards beyond the Deviation Line is not consistent with national policy (NPPF paragraph 174).
- 2.31 Furthermore, we do not consider that extending the ASLQ east of the Deviation Line is necessary. The Deviation Line and associated woodland is covered by an open space designation on the draft policies map protecting its recreational and landscape value. The area within the Funtley Triangle is largely proposed for a community park under application P/20/1166/CU and therefore can make a significant contribution to the landscape throughout the plan period. When one takes all this into account, there is no justification for the land included within the ASLQ boundary.

**16. As the criteria in the policy are based on the Guidelines for Landscape and Visual Impact Assessment, should the supporting text in para 3.57 clarify that a Landscape and Visual Impact Assessment would be required, not simply a Landscape Assessment?**

- 2.32 Yes it should clarify that a Landscape and Visual Impact Assessment would be required.

**17. What is the justification for landscaping schemes to be 'in accordance' with the Council's Landscape Sensitivity Assessment? Is this a development plan document?**

- 2.33 There is no justification for landscaping schemes to be in accordance with the council's Landscape Sensitivity Assessment, which is an evidence base document that should be used to inform the Local Plan, which should adequately articulate specific requirements.
- 2.34 The policy should be amended to read "*The landscaping scheme shall be proportionate to the scale and nature of the development proposed and shall ~~be in accordance with~~ take into account the enhancement opportunities ~~specified~~ identified in the Council's Landscape Sensitivity Assessment.*"

**Appendix 1: Technical Note re proposed Meon Valley Area of Special Landscape Quality (Rummey Design, February 2020)**



REPRESENTATIONS TO FAREHAM  
LOCAL PLAN 2036 SUPPLEMENT  
CONSULTATION

Technical Note re proposed Meon  
Valley Area of Special Landscape  
Quality (ASLQ)

February 2020

Rummey *design*





Meon Valley

Deviation Line - bridleway & open space

Funtley North

main railway line

proposed Welborne garden village

Funtley South

Funtley

M27

North Fareham

# Introduction

This Technical Note is prepared in support of representations to the Fareham Local Plan 2036 Supplement consultation and is made on behalf of Reside Developments Ltd (Reside) in relation to the land they control at Funtley. This includes the site to the south of Funtley Road (Funtley South) which is the focus of these representations and is identified as a proposed allocation.

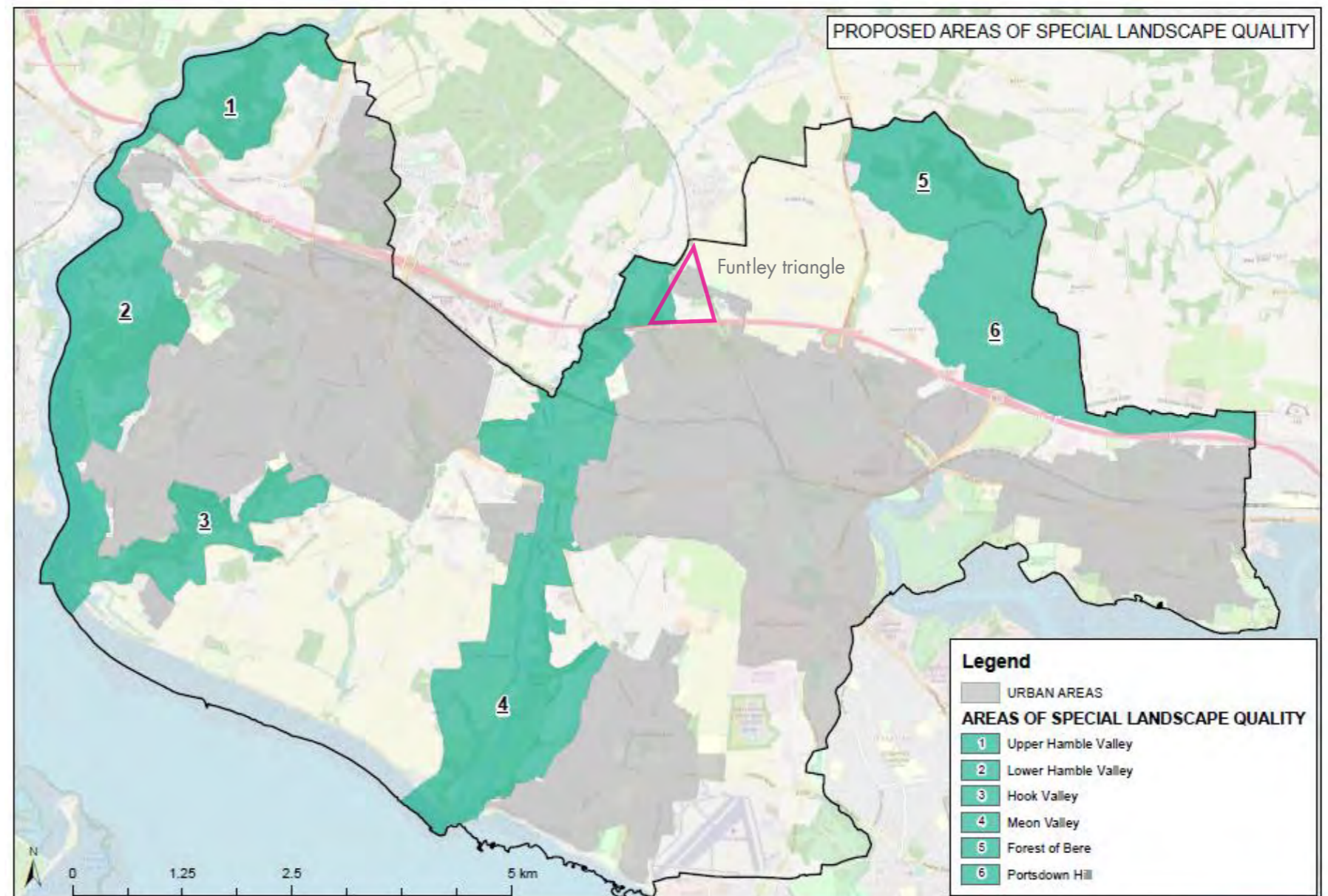
Fareham Borough Local Plan to 2036 proposes an Area of Special Landscape Quality (ASLQ) in the Meon Valley, along with other river valleys and Portsdown Hill. The policy states that there will be a presumption against major development in such areas unless it can be demonstrated that the quality and distinctiveness of the landscape will be conserved. The Meon Valley is also a Strategic Gap and the ASLQ will offer an additional level of protection, although the policies would now differentiate between the need to retain settlement identity and conserve landscape character.

Figure 4.2 in the FBC consultation document identifies indicative proposed Areas of Special Landscape Quality to be protected through Policy NEXX: Landscape. However, whilst this proposed policy is intended to guide development in such areas, there is no definition on what merits an area being included in an ASLQ, other than that it has been identified as a 'valued landscape' in consultation. It would be reasonable to assume that the ASLQ would be underpinned by Landscape Character Assessment evidence, the latest version of which is LDA Design's Fareham Landscape Assessment, 2017.

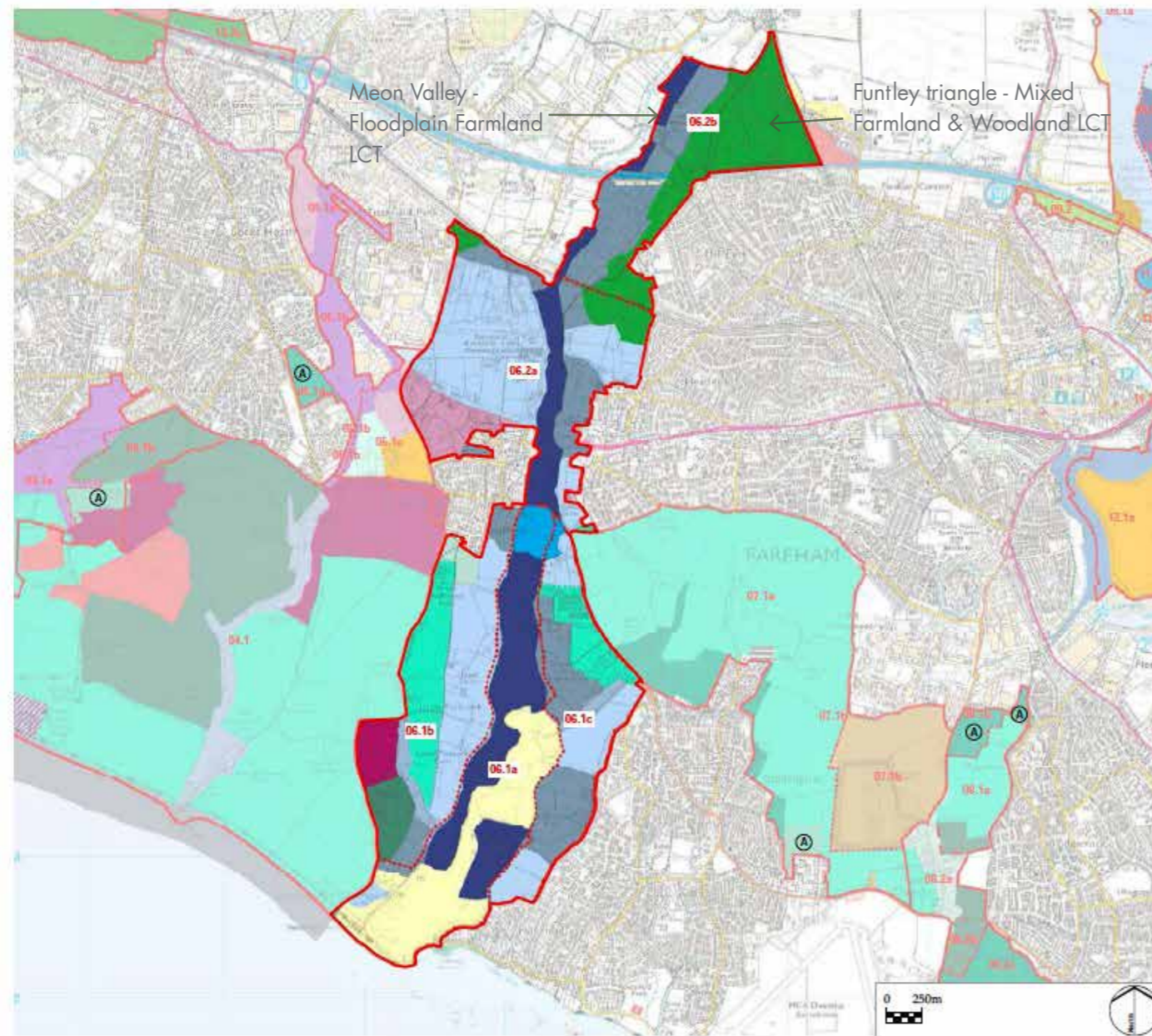
The assessment notes that in Fareham Borough it is the chalklands, coastal plains, river valleys and coast that provide the broad framework for the complex and distinctive landscape character within the Borough. We would agree that these broad 'framework' landscapes shape the character of the Borough and that, where they have special qualities and high sensitivity, these should be conserved. However it is important to define the extent of these areas in a robust manner.

The mapping of the Upper Meon Valley ASLQ in relation to the Funtley triangle, which lies at the northern end of the Borough is however unclear, due to the low resolution of the indicative map. The ASLQ appears to include some land to the east of the disused railway (known as the Deviation Line) in the area south of Funtley Road, an area already proposed for housing allocation. We propose that the ASLQ should extend only to the Deviation Line for the reasons set out below.

**Figure 4.2. Proposed Areas of Special Landscape Quality**



Area 4 represents the indicative proposed Meon valley ASLQ (reproduced from FBC Local plan 2036 supplement). The proposed Meon Valley ASLQ appears to extend into the Funtley 'triangle' which is a fringe landscape and does not share the special landscape qualities or character of the Meon Valley to the west



**LEGEND**

	Landscape Character Area		Mixed Farmland & Woodland: Small Scale		Small Scale Enclosed Valley
	Local Landscape Character Area		Horticulture & Smallholdings: Small Scale		Open Floodplain Farmland
	Local Landscape Character Area Subdivision		Horticulture & Smallholdings: Large Scale		Enclosed Floodplain Farmland
			Open Coastal Plain: Weak Structure		Marsh, Reedswamp & Brackish Lagoon
			Open Coastal Plain: Strong Structure		Enclosed Valley Side
			Open Coastal Plain: Fringe Character		Open Valley Side

LCA6 Meon Valley Landscape Character Area (LCA) and detailed Landscape Character Types (reproduced from LDA Landscape Assessment report). This map clearly distinguishes between the Meon Valley Floodplain Farmland LCTs and the Mixed Farmland and Woodland LCT that includes the Funtley triangle, to the east. The character transition appears to be to the west of the railway line and includes the woodland associated with the railway within the Mixed Farmland & Woodland LCT. The railway also physically and visually separates the valley from the fringe land to the east.



## Fareham Borough Council's evidence

The Borough of Fareham has a complex landscape consisting of mixed rural valleys, coastal plain, farmland and woodland and extensive built-up areas, as well as the M27 motorway and railway lines which cross the Borough. The most recent Landscape Assessment undertaken by LDA Design, and published in 2017, recognises the intrinsic character and distinctiveness of the relatively undeveloped areas of the Borough. It would be expected that this would be the evidence base for the proposed ASLQs, since these are based on landscape character and its key qualities and sensitivity. It is stated that the ASLQs will not include any development allocations.

The proposed extent of the Meon Valley ASLQ, the upper reaches of which lie to the west of the Funtley Road triangle, is stated to be based on the landscape types (LCT) defined within the original county-wide landscape assessment produced by Hampshire County Council in 1993. The assessment identified ten detailed, rural landscape types within Fareham Borough and this formed the basis for the initial landscape characterisation and the subsequent update in the LDA Design 2017 Fareham Landscape Assessment.

This assessment clearly differentiates between the *'Mixed Farmland and Woodland: small scale'* LCT, which includes the Funtley 'triangle' up to and including the wooded Deviation Line to the west, and the landscape types in the Meon valley which include both *'Open and Enclosed Floodplain Farmland'* LCTs. The Borough Landscape Assessment notes that the Mixed Farmland and Woodland LCTs vary in scale from large to small scale and describes the 'fringe' character of the Mixed Farmland and Woodland along the M27 corridor (p40). The M27 corridor defines the southern edge of the Funtley triangle.

The Fareham Landscape Assessment further defines a number of Landscape Character Areas (LCAs), which consist of several landscape types to produce identifiable areas of landscape of consistent character. The Meon Valley (LCA6) is further subdivided into Lower and Upper Meon Valley since its characteristics, influences and function vary significantly between the upper, more tightly contained, inland reaches and the wider, lower, river valley which traverses the coastal plain.

The proposed Meon Valley ASLQ boundary appears to include only selected areas of LCA6 consisting of all or parts of a number of different landscape character types. This is presumably based on a recognition that the landscape quality varies significantly within the LCA, although how the ASLQ boundary has been defined is not explained.

The character variance is highlighted in the Fareham Landscape Assessment. Whilst including the area around Funtley within the Meon Valley LCA6 it specifically notes that part of the Upper Meon valley (LCA 06.2b) on the eastern valley sides are *'typically subdivided into paddocks for horse grazing, bounded by open fences and containing various shelters and small-scale structures. In themselves these have a somewhat scruffy, fringe character'*. The assessment also recognises the role that extensive woodland plays in integrating these fringe uses.

The assessment also specifically refers to the existing housing along Funtley Road as a *'rather anomalous area of recent residential development off the Funtley Road in the northern tip of Area 06.2b. Lying on the opposite side of the railway this has little visual connection to the settlement of Funtley and is out of character with the surrounding landscape'*.

In summarising the development opportunities in the LCA it also notes that there is an opportunity to develop pockets of residential development, such as off Funtley Road, as long as these can be sensitively integrated into the landscape.

FBCs own evidence base clearly implies that the Funtley triangle is suitable for sensitive development and does not exhibit the landscape qualities or visual connection to the Meon Valley that might warrant its inclusion in the ASLQ.

The proposed indicative boundary, on this basis appears to be arbitrary and does not reflect Fareham's Landscape Character and sensitivity assessment.

## Landscape of the Meon Valley

In considering the special qualities of the Meon Valley its northern extents within the Borough consists of a tightly enclosed valley landscape of open and enclosed floodplain farmland, contained by well-wooded margins and topography, as detailed in the Fareham Landscape Assessment, 2017.

The photos below show the qualities of the Meon Valley floodplain landscape in its upper reaches in Fareham. It is clear that these riverine landscapes which help to shape the Borough are of high sensitivity and have the qualities that would support their inclusion in an 'Area of Special Landscape Quality' as well as providing an important separating element between settlements.

The enclosure and separation of the Meon Valley, to the west of Funtley, is reinforced by the man-made, embanked Deviation Line, which visually and physically separates the two distinctly different character types.



*photo reproduced from Fareham Landscape Assessment, 2017 (LDA Design)*

## Landscape of the Funtley Triangle

In contrast to the Meon Valley, the Funtley Triangle, as confirmed in the Fareham Landscape Assessment, is strongly influenced by the loss of landscape features, with hedgerows being replaced by horse paddock fencing, the presence of stables, sheds, hardstanding and catteries etc. In addition the housing development along Funtley Road and in the west of the area, as well as the railway and M27 corridor have given this landscape an 'urban fringe' character with lower sensitivity to further change. These are not the qualities that would merit inclusion in an 'Area of Special Landscape Quality'.

The Funtley triangle is entirely separate from the Meon Valley to the west of the Deviation Line as illustrated by the bottom photograph.



The embanked and wooded Deviation line completely separates the Funtley triangle from the Meon valley to the west

*Paddock fencing, stables, sheds, hardstanding, housing development, noise, street lighting etc. all contribute to the urban fringe character of the Funtley triangle*

## Supporting evidence

The Landscape and Visual Appraisal (LVA) prepared by Fabrik in 2018 and submitted with Reside's Funtley South planning application (which has a resolution to approve, subject to completion of a S106 agreement) also supports the view that the landscape character sensitivity of the area in the Funtley triangle has been influenced by a number of detractors including adjacent urban development, road and railway noise and its land use for paddocks, resulting in loss of landscape features. The LVA assessed the local landscape character as having low to medium sensitivity for this reason.

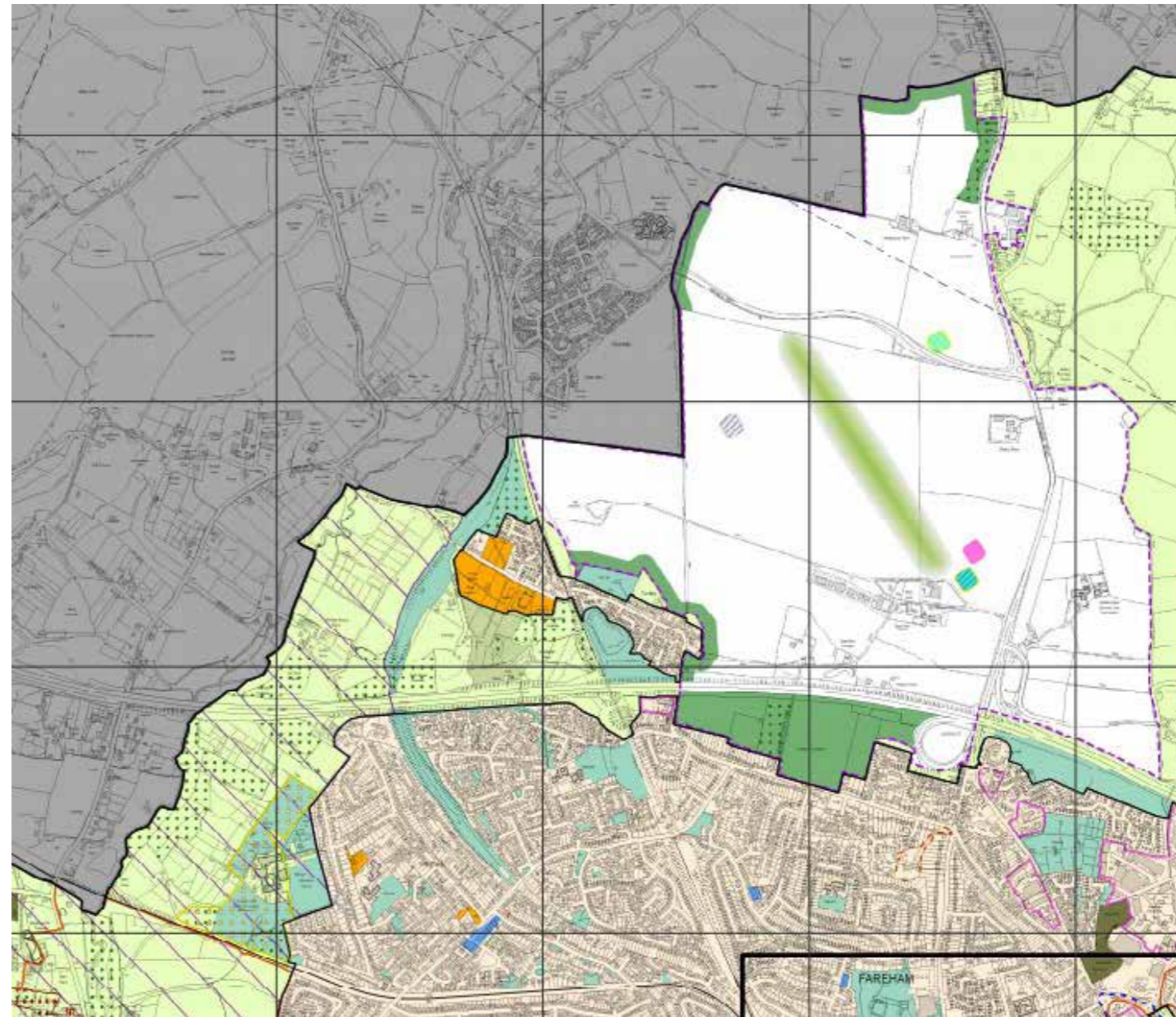
The LVA visual assessment also assessed a range of public viewpoints, both short and long distance, including several within the Meon Valley to the west. The LVA concluded that there is no visual connection between the site and the Meon Valley, due to the Deviation Line and its wooded margins, which provide significant physical and visual screening and separation.

## Conclusion

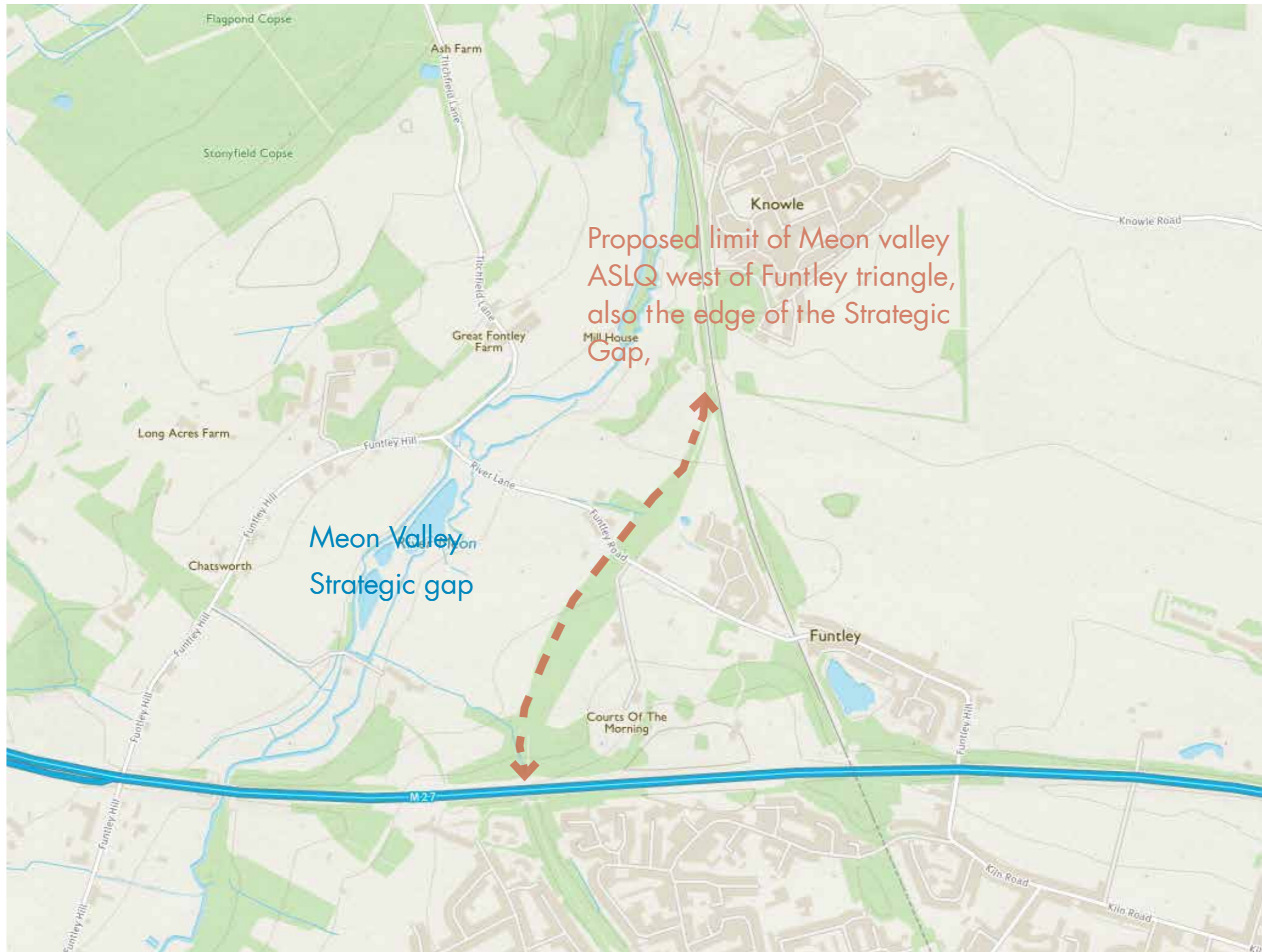
In defining the Meon Valley ASLQ it is important for unambiguous policy that there is a defensible boundary, based on robust evidence. Hampshire County Council and FBC's more recent detailed assessment of landscape character types shows that the embanked Deviation Line encloses the Meon Valley and marks the landscape character transition from the low lying river valley farmland associated with the course of the Meon river, to the small scale wooded farmland to the east, with its 'urban fringe' influences. In the Funtley triangle, character is particularly compromised by a number of suburban, horsiculture and perceptual influences (primarily noise arising from the railway and M27). Visually the embanked railway and the associated woodland, which separates the character types, also forms the edge of the Meon Valley to the west preventing intervisibility and so reinforcing the Meon valley's function as a Strategic Gap. The Deviation Line and associated woodland is covered by an open space designation on the draft policies map protecting its recreational and landscape value.

FBC's own evidence base, together with other studies carried out in relation to the Funtley South planning application by Reside's landscape consultants, show that the eastern boundary of the Meon valley ASLQ should be defined by the Deviation Line and that there is no logical reason, based on landscape and visual evidence, that this should be breached and include land within the Funtley triangle.


Therefore we propose that the boundary of the Meon Valley ASLQ should be defined by the Deviation line, as shown on the plan opposite, coinciding with the Strategic Gap, rather extending to an arbitrary location within the Funtley triangle to the east. This is readily defensible with respect to its landscape character and qualities and the visual enclosure that the man-made Deviation line affords to the Meon Valley.



*FBC Local Plan draft policies map in the northern extent of the Borough showing allocations at Funtley North and South and the Deviation Line included as an open space designation. The Meon Valley Strategic Gap lies to the west of the Deviation Line*



The proposed limit of the Meon Valley ASLQ lies at the character transition between character types and open space designation along the disused Deviation Line (now a bridleway), west of the Funtley triangle



## Rummey design

South Park Studios, South Park  
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