Funtley Village Society

Claire Brunett
Head of Planning Strategy
Fareham Borough Council
Civic Offices
Civic Way
Fareham
PO16 6AZ

December 8th 2017

RESPONSE TO THE FAREHAM LOCAL PLAN
HOUSING SITES HA18 – FUNTLEY ROAD NORTH & HA10 – FUNTLEY ROAD SOUTH

Dear Ms Brunett,

I write to you on behalf of the Funtley Village Society with our official response. This includes comprehensive feedback sent to the Society by Funtley residents.

We have examined in detail the draft Fareham Local Plan and all the relevant documents in relation to the two nominated sites in Funtley, HA18 & HA10.

We oppose the proposed development of housing sites HA10 & HA18 in Funtley, as totally unsuitable and unviable for development on the following grounds:

1) **Downstream flooding**. Both sites HA18 and HA10 suffer from significant downstream flooding and on Funtley Road between the proposed sites and along Funtley Road to River Lane and the small bridge over the River Meon.
2) **Contaminated land.** Both sites have been used in the past for either the burial of animal carcasses (site HA18) from the former abattoir in Funtley and illegal industrial dumping (site HA10).
3) **Inadequate traffic infrastructure** along Funtley Road between the two proposed housing sites.
4) **Proximity to the motorway** (site HA10) and the **noise decibel level** on this site.
5) **Drainage.** This is a problem in the wider context of Welborne in that no firm proposals have yet been submitted on how the proposed 6,000 new homes in Welborne plus the sites in Funtley will have their waste water adequately disposed of.
6) **Local infrastructure.** Whilst there is some provision in site HA10 for some local community facilities, it still does not address the fact the local doctors, dentists, schools, healthcare provision, main shopping facilities are several miles away in Fareham or Wickham, with minimal public transport available in

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Funtley. Whilst the local plan and the leadership of the council have stated they expect developer contributions towards local infrastructure, there is no guarantee that all these contributions will be spent in Funtley. In all likelihood these developer contributions will go into a general kitty to be spent across the borough and not specifically in Funtley, which would desperately need it, if these sites were approved as part of the local plan.

7) **Environment and history.** Funtley has always been recognised by Fareham Borough Council as a designated countryside area. Whilst there has been development in Funtley in the past, this has been on what were previously brownfield sites i.e. the tile and brickworks and the abattoir. With the approval of the Welborne Plan in 2015, these sites form part of the last green infrastructure in Funtley. The proposed sites will remove the last remaining semi rural parts of Funtley and inevitably change the whole character of the village from a desirable semi-rural community on the northern boundary of Fareham to an urban extension of the Fareham sprawl, with increased pressure on the local infrastructure.

8) **Sharing the burden of development across the borough.** The approval of the Welborne Plan in 2015, means that over a period of time there will eventually be a new community of about 6,000 homes and associated infrastructure on the northern boundary of Funtley. Whilst the Society was against Welborne, we accepted the decision of the Planning Inspector and have since then worked constructively with the landowner and the developer, Buckland Development Ltd, along with the other community groups – the Fareham Society, Wallington Village Community Association, the Wickham Society, Knowle Village Residents Association and CPRE (Campaign to Protect Rural England) Hampshire – to help mitigate the impact of Welborne on our respective communities. It was stated on many occasions by Fareham Borough Council that with the development of Welborne, there would be no further development in Funtley, which has always been previously designated as a countryside area by the local authority. The proposal of these two new sites HA10 and HA18 and the total of 78 proposed new homes would have, in our considered opinion, a very negative impact on our community, taking into account that we will have a new town the size of Petersfield on our northern boundary. We believe that North Fareham and Funtley and Wallington in particular, are taking the largest share of proposed development in Fareham Borough over the next few decades. We believe that the proposed additional 78 new homes in Funtley can be absorbed by the 'urban bonus' of brownfield site developments across Fareham Borough. We also note that the council have recently received a planning application for a proposed new development of up to 1,100 plus new houses on land to the south of Longfield Avenue, Fareham (planning reference p/15/1279/OA). **This proposed development is not in the local plan.** Whilst we are not making any comment on the viability of this proposed development, we believe at the very least that the sites HA10 and HA18 in Funtley should be held in reserve until all of these very large planning applications have been decided upon.

As part of our evidence in supporting our opposition to sites HA10 and HA18 in Funtley, we specifically refer to the Funtley Village Society's submission of October

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27th 2017, to the proposed development of land, north of Funtley Road, planning reference P/17/1135/OA. I attach a copy of this to our emailed submission. For the sake of brevity and to avoid repetition, I would like to reiterate the key points we, the Funtley Village Society and many Funtley residents feel are important in consideration of our opposition to the proposed Funtley sites.

The very real and continuing threat of flooding.

At the Executive Meeting of the council on 9th October 2017, following the deputations by Funtley Village Society member, Mr Dean Anscombe and our ward councillors, Cllrs Pam Bryant and Louise Clubley, the issue of flooding was brought up and acknowledged by members of the Executive present. Cllr Keith Evans said to Mr Anscombe several times ***'bring us the evidence and we will reconsider'***.

In our submission dated 27th October 2017, we have provided flood risk evidence from Funtley residents, including photographs in Appendix II. I also attach video evidence of flooding on Funtley Road, which we ask is also taken into consideration as part of our evidence base.

The ditches along Funtley Road from the railway bridge to Honey Lane are often full to capacity during any significant rain. As a walker and dog owner who regularly walks along this section of Funtley Road, throughout the year and in all weather conditions, I can confirm that these ditches fill up frequently during any inclement weather that we have, sometimes overflowing onto Funtley Road.

The houses on the section of Funtley Road by Honey Lane and going on to River Lane, during the winter months, often have sandbags placed by their doorways to help as a flood mitigation measure. We have spoken to the flood prevention line via Hampshire County Council and to Fareham Borough Council to confirm what statistics they keep on the issue of sandbags in Funtley over the last few years. Unfortunately there weren't able to provide me with any data directly, so we have sent in a FOI request for this data and asked those residents who live on that section of road to catalogue the times and dates they had to use sandbags. We will supply this information as soon as we have received it.

The flooding from the north of Funtley Road flows down from the drainage ditches, north of the railway line into Funtley Meadow. Whilst the SUDS pond in Funtley Meadow absorbs some of the overflow from the fields, the surplus waters flows down to the Calvert behind 29, 31 & 33 Roebuck Avenue (as confirmed by those residents in their own submissions) and onto the proposed housing site HA18 and subsequently into the ditch on Funtley Road. The proposed HA18 site therefore is totally unsuitable to build on re the potential flood risk and building on here would not in anyway mitigate the flood risk issues facing those residents of Roebuck Avenue, currently affected by this problem. It would only exacerbate the problem as the current site absorbs some of the downstream flooding.

Inadequate traffic infrastructure.

Appendix I refer to our traffic survey conducted by Funtley Residents on October 3rd 2017. We strongly refute the assertion by Reside Developments Ltd that the traffic from any new development would not adversely impact on the current road

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infrastructure. Our figures clearly show that Reside's estimated traffic figures are flawed and a huge underestimation of the potential traffic on this part of Funtley Road. This section of Funtley Road is a small country road, not designed for the existing volume of traffic. With pinch points at River Lane and the traffic lights on the Railway Bridge, there is already a problem with bottlenecks at the prime rush hour times in the morning and afternoon, which any new development would further exacerbate.

In her deputation to the Executive of Fareham Borough Council on October 9th 2017, Cllr Pam Bryant mentioned that there were significant accidents on this section of road in recent years. What has not been highlighted and possibly brought to your attention previously, is the significant number of incidents on the bridge at River Lane. Due to wet and cold weather in the winter, the bridge over the River Meon at River Lane often suffers from flooding from the Meon, which in a cold snap results in black ice. This has lead to numerous accidents, which would have resulted in various insurance claims. Unfortunately we do not have access to the insurance companies' accident data, but as Funtley residents will inform you, during the winter months it is not uncommon to see a car damaged due to some form of collision at that bridge. This bridge was built in Victorian times to deal with horse and carts, not the large volume of car traffic that uses it now. The proposed new sites would only further accentuate the likelihood of more accidents on that small bridge. Luckily there has been to our knowledge, no major car accidents or fatalities. However the significant increase in traffic arising from the proposed housing sites would only increase the probability of a serious accident. Only the rebuilding of the bridge (impractical and probably not feasible from an engineering point of view) and proper traffic calming measures along this section of road would lessen the probability of a major accident. This would cost thousands of pounds if not hundreds of thousands of pounds, which as far as we can see is not being offered by Reside as part of their contribution to local infrastructure.

Speeding is an issue, which we have on numerous occasions in the past brought to the attention of both Fareham Borough Council and Hampshire County Council, alas to no avail. We have recommended at least a 30mph speed limit applies from River Lane to the railway bridge, when a 30mph sign appears.

We feel the proposed housing sites HA10 and HA18 are unrealistic for the following reasons:

- This is not a brown field site and it is not a sustainable location. It is a valuable countryside gap.
- Yet more filling of green spaces when Welborne and the original Local Plan adopted was supposed to prevent this.
- Loss of semi-rural feel and impact on the landscape.
- Flooding and pressure on existing houses. The proposed housing sites would exacerbate the current flooding issues of existing dwellings on that part of Funtley Road. Appendix II provides evidence from Funtley residents to support this.
- Impact on local services; already oversubscribed.
- The site has inadequate and dangerous access now, with traffic lights and narrow access bridges.
- Additional traffic resulting in significant congestion, highway infrastructure is

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- already inadequate for current traffic levels.
- Use of the adjoining road network by heavy goods vehicles using a weight limited bridge would continue to cause undue interference with the safety and convenience of local residents. This would be even worse during the construction period.
- Parking for up to 240 more cars would lead to yet more pressure on the small roads that are not built and designed for it.
- Public transport in Funtley is patchy and expensive unless you are a subsidised user. It is unlikely to improve with further house building, given the government's lack of investment in this aspect within a national policy of austerity.
- There should be a fairer distribution of proposed sites across Fareham Borough. Welborne, with its 6,000 new homes, already will have a major impact on Funtley and North Fareham.

In the meantime should you have any questions for the Society, please do contact us.

Yours sincerely,

[redacted]

Chair
Funtley Village Society

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