

RESPONSE TO OUTLINE PLANNING APPLICATION REF P/17/0045/OA – LAND TO THE NORTH OF FUNTLEY ROAD, PO15 6DA

Dear Mrs Hayler,

Further to our email of the 20th January 2017 and your subsequent response dated the same day, here follows the considered response of the Funtley Village Society to the above outline planning application, having examined in detail all the documents submitted by Reside Developments Ltd. This includes comprehensive feedback sent to the Society by Funtley residents.

We oppose the outline planning application on the following grounds:

The current situation is that the designated site for development is designated as 'countryside' under the Fareham Local Plan.

Your colleague, Peter Kneen, has confirmed to us that for development to take place on designated countryside land, it has to be under 'exceptional circumstances'. Such 'exceptional circumstances' may be, we understand, as follows:

- 1) For 100% affordable housing.
- 2) For agricultural/forestry/fishing purposes.
- 3) To build a new 'Stately Home'.

This application does not meet any of these criteria. The only one that comes close is for 100% 'affordable homes'. However, given that the current proposal for 27 homes only includes 11 'affordable' homes, and that the developer and landowner are neither a registered housing association nor any such similar body, it is our contention that none of the necessary criteria for countryside development are met by this proposal.

When Reside Developments Ltd conducted a survey earlier last year regarding the development, many residents contacted us expressing objections to this proposal. Hence we herein incorporate the feedback received both then and in response to the more recent announcement. In the consultation document issued by Reside Developments Ltd they indicate that they received 20 letters of objection, none of which support the proposal. No mention is made of the emails, which were also sent that did not support this proposal. In addition the consultation feedback from Reside Developments Ltd did not incorporate the feedback given at the workshops held about this development. We heard that only one resident was not averse to this proposal. The rest were totally opposed to it. So the consultation feedback from Reside Developments Ltd is incomplete and inaccurate.

The Society looked at this proposal last year and for many reasons, was against it.

We are in the process now of updating the whole of Funtley Village on the current status of this application and the options local residents have, via our website, Facebook page, email database and hand delivered newsletters as yet again

regrettably Funtley is having to face the impact of yet more major development proposals.

The following is a précis of the issues and objections to this planned development.

Our objections to this proposed development is summed up under the following three headings: **environment, infrastructure and impact on the community.**

Environment: Funtley is a semi-rural village, which, despite the ravages of the building of the M27 and the proposed new town of Welborne, has fought to retain its character and its continuation as a haven for wildlife. The more recent housing developments have been on brown field sites, such as the old abattoir and have added to, rather than detracted from the natural environment. The proposed new build would be on green field land and would jeopardise the flora and fauna of the area. Flooding is already a major concern on the section of Funtley Road under the proposal, given changes to the climate whose impact has now become very evident in this area. Many of the properties on that part of Funtley Road facing directly on to the road have suffered and are liable to potential flooding and have in the past had to put up sandbags on their properties as part of ongoing flood prevention measures. Welborne may well make matters worse and it would be foolhardy to contemplate further land cover, given the topography of the area.

Infrastructure: Road systems are already stretched to capacity, as are the local doctors' surgeries, hospitals, parking etc. The section of Funtley Road on which this development is proposed already suffers from excessive speeding and would require the implementation of special traffic measures such as 20 mph zoning, speed reduction measures etc., before any further development could be considered. The Society has already highlighted these issues to both Fareham Borough Council and Hampshire County Council in the past.

Impact on the Community: Increasing traffic load over and under small bridges and on an already crowded local road would pose a significant safety hazard beyond that which already exists. Quality of life in what is still a semi rural community would be lost forever.

We feel the proposals are unrealistic for the following reasons:

- The site is outside the defined urban settlement boundary and therefore contrary to a number of planning policies within Fareham Borough, where this is in principle an objection to new residential development.
- 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. This scheme would exacerbate the current flooding issues of existing dwellings on that part of Funtley Road of the proposed development and would therefore be likely to affect the proposed new housing.
- 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 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 50 more cars would lead to yet more pressure on the small roads that are not built and designed for it.
 - Whilst we recognise that there is a need for affordable housing, Fareham Borough Council has not yet exhausted the many brown field site opportunities that are available, for instance the old public house site at Highlands Road. There, for example, the infrastructure already exists to support affordable housing in the form of reasonably priced shops, chemists, doctors' surgeries, dentist, public transport, schools and a Community Support hub. None of these facilities would be available at Funtley. There would need to be the support network to accommodate the residents. The proposed build could potentially leave a group of people feeling isolated and unsupported, particularly if they have children, but no transport.
 - 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.

In addition:

At the present time Fareham Borough Council can demonstrate in excess of 5 years land supply.

Fareham's local plan is up to date although it is being reviewed at the present time. The democratic processes should be strictly followed for the release of development land.

At any stage in this process, our views remain the same unless there are substantial changes to the existing infrastructure in Funtley. Notwithstanding this such changes would bring permanent and irreversible change to the character of the community.

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

Yours sincerely,

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