

FUNTLEY NEWS EXTRA



A response to the leaflet from Reside Developments delivered to Funtley Residents

Dear Resident,

Ask yourself, do you want Funtley to remain a village with its own unique identity?

By now you may have received a letter from Reside Developments Ltd (although a number of residents have informed us that they haven't yet received one), who would like to hear your views in respect of a proposed development on Funtley Road from the Railway Bridge and up to Honey Lane (see photo above).

It is very important that all residents respond to the consultation so that your views are made known to the planning consultants and we would encourage you to do so.

The Funtley Village Society received notice of this last week and we have very carefully examined these proposals and have considered our response. This response is our collective view only. You as individual residents may look at it differently.

In formulating our response, we took into account various facts and details which we feel it is important to share.

As most residents are probably aware, the Welborne Plan was approved by HM Planning Inspectorate in May 2015. As a result up to 6,500 new homes, schools, shops, local amenities etc will be built over a 20 year period, north of our village. This will not only have a dramatic impact on Funtley, but on the whole of North Fareham, Knowle Village and Wickham. Whilst the Funtley Village Society were at the forefront of the campaign against Welborne, following the approval of Welborne we took the view that now was the time to engage with both Fareham Borough Council and the landowner/developers in helping to mitigate the impact of Welborne on Funtley, but also to try and get a better deal for Funtley. We had a very constructive meeting with Fareham Borough Council in July last year and are in the process of arranging one with the current landowners/developers.



Welborne is part of the Fareham Local Plan, which outlines all the proposed development within Fareham Borough over the next 20 years. As it currently stands the proposed development is not part of the local plan and therefore is not eligible for development. The current local plan is being reviewed by Fareham Borough Council and therefore there is a possibility, that this site may be included in a new Local Plan.

This site has previously been put up for industrial development in the past by Mr Hoare and had been refused by Fareham Borough Council and this decision was upheld by the Planning Inspectorate, on appeal, in March 1994. Whilst we appreciate that planning guidelines may not be exactly the same as they were in 1993/4, we note that Fareham Borough Council in its letter of refusal of the application dated 22nd September 1993, declined the application on the grounds of "*contrary to policy, inappropriate for countryside, damaging precedent, traffic safety implications*" (source: p13 letter from Alan Wells 23.09.1993 on behalf of FBC to RL Stubbs representing KP Hoare). The Planning Inspector, Mr Bryan Masterman, in his letter dated 28th March 1994 reinforced this decision by concluding that "*I take the view that ... this vicinity is essentially rural in character*" and backing up the council in their original decision (source: letter from Brian K Masterman, Planning Inspector 28.03.1994 to RL Stubbs representing KP Hoare). A sincere thank you to the Fareham Society for supplying us with copies of all the original planning documentation and correspondence, which we will put online on our website for residents to view.

Why you may ask is this relevant? With Welborne having being approved, we at the Funtley Village Society very strongly feel that this development would further decimate the semi-rural character of the village which so many of us enjoy, as well as further exacerbate the major traffic issues and problems on Funtley Road and do nothing to mitigate the already problematic downstream flooding from the proposed development site onto Funtley Road. [The objections raised by Fareham Borough Council and the Planning Inspector over 20 years ago are still very much relevant TODAY.](#) If this development ever got off the ground, Funtley would become a mere urban extension of Fareham.

Mr Hoare did approach the Society in 2014 about a proposed development on this land and we suggested that he hold an open day exhibition at the Funtley Social Club and invite village residents to attend and gauge their views and opinion. Mr Hoare did host such an event, but we never heard back from him or his representatives what the results of that consultation were.

As residents we are more than aware of the huge impact and potential blight to the village that the Welborne development may cause and whilst the Funtley Village Society is constructively engaged with the powers that be to minimise this, we believe that it would be enormously detrimental to Funtley if this proposed development, approximately 300 metres or so from Welborne, were to proceed.

In terms of timing, perhaps it is a co-incidence that this 'consultation' arrived along with the Spring 2016 'Fareham Today' magazine, both within a week of the announcement by Fareham Borough Council that the £1 billion Welborne development on our northern boundary has stalled and with a potential delay of up to 3 years?

We note that on page 12 in the Spring 2016 edition of Fareham Today, Fareham Borough Council's 'Call for Sites' will not doubt encourage existing landowners within Fareham Borough to put up their land for potential development. This is relevant in the whole context of



development within the whole of Fareham Borough, taking into account the proposed developments at Newlands near Stubbington and Cranleigh Road in Portchester.

Part of the planning process is for the developer to 'engage' with the local residents and council planners to assist in their outline planning application. **Therefore it is very important for all residents to make their views known.**

Apart from the massive Welborne development on our northern border, the village of Funtley has already significantly increased in size with the addition of the Lakeside and the Abattoir sites, both of which were 'brownfield developments'. The resultant traffic flow has significantly increased and that's before any more traffic rat-running is added to by the extended build of Welborne, scheduled to complete in 2036. We at the Society have already highlighted these ongoing traffic concerns to Fareham Borough Council and are working with the Council and Hampshire County Council to address these issues.

In conclusion the Funtley Village Society is against this proposed development on the following grounds:

- It isn't in the Fareham Local Plan;
- The Welborne Plan for 6,500 new homes has been approved and will have a significant impact on not just Funtley but the whole of North Fareham, Knowle Village and Wickham;
- With Welborne approved, it would completely destroy the remaining rural character of the village;
- Part of the proposed development site includes Great Beamond Coppice, which is a designated SINC (Site of Importance for Nature Conservation) and has a tree preservation order placed on it. Development on this site would in our view undermine its status as a SINC within the Fareham Local Plan;
- Increased flood risk for those residents affected on Funtley Road, Roebuck Avenue and Stag Way;
- The current road infrastructure and railway bridge in that part of the village is already inadequate for the existing volume of traffic;
- The existing schools, hospitals, doctor surgeries etc are already severely stretched without any further new developments.



How to contact us

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