

From: Edward Morell for and on behalf of Funtley Residents and Funtley Village Society

To: Fareham Borough Council, Planning Department

10th June 2013

Dear Sir/Madam,

### **Funtley Residents' response to the draft Welborne Plan consultation**

Please see below our collective response to the draft Welborne Plan.

**1. Overview** The overwhelming majority of Funtley Residents were and have been consistently against the initial proposals of what was the South East Plan proposal of up to 10,000 homes in the area with Fareham Borough, north of the M27 back in 2005 and 2006 and subsequently in the revised New Community North of Fareham proposals, now known as the draft Welborne Plan. This was evidenced by 194 signatures of Funtley Residents on a petition against the proposed new community, submitted to Fareham Borough Council (FBC) in January 2011 along with individual objections submitted directly to FBC online or in writing by other local residents within Funtley and the wider North Fareham area.

Along with other local community groups such as Wallington Village Community Association, Knowle Village Residents Association, The Fareham Society, The Wickham Society and CPRE (Campaign for the Protection of Rural England) Hampshire branch, we have put forward a united and consistent opposition to these draft proposals for some time.

Following the approval of FBC's core strategy by the Planning Inspectorate in July 2011 and the subsequent adoption of the Core Strategy Development Plan by FBC in August 2011, we as local residents despite our disappointment at the outcome have adopted a more pragmatic approach. We are working to minimise the impact of the new community on Funtley and its residents as well as the other surrounding local communities, but at the same time offering positive input within the draft Welborne Plan. This we have done by actively participating within the Standing Conference and support the overall comments and submission by Henry Cleary in his report to the Cllr Séan Woodward and FBC dated 9<sup>th</sup> June 2013.

Having said that we at Funtley have a number of particular concerns, which we highlight below:

#### **1. The Green Buffer between Funtley and the proposed Welborne development**

We believe the proposed 50 metre buffer zone between the new community and Funtley is totally inadequate to maintain a proper gap between Welborne and Funtley as set out in policies WEL3 and WEL5. One of the principles of the draft plan is that *'Welborne will be designed as a separate, standalone settlement with a*

*distinctive identity and physical buffers that distinguish it from Fareham, Wickham, Funtley and Knowle'* (source: page 21, paragraph 3 of the draft Welbourne Plan by FBC).

We feel the buffer zone should be significantly more and we propose the area north of Funtley, bordered by the railway line to the west, by the Knowle Triangle to the north and to the east of the footpath due south to Funtley from the south eastern edge of the Knowle Triangle (see figure 3.2, page 29 of draft Welborne Plan), should be kept as a clear and distinct buffer zone. As in point 22 of Henry Cleary's submission on behalf of the Standing Conference to FBC, there should also be a clear undertaking of no additional development within the buffer zone such as scout huts, allotments, skate parks, play areas and the like and we also believe the current wording of policy WEL5 is too vague to preclude this. We note that this proposed area for the extended buffer zone has also been noted as an area of '*ecological importance*' in the draft Welborne Plan on one its maps and we believe this a further reason for extending the buffer zone to cover this whole area.

Finally on the edge of the buffer zone(s), the development with the areas adjoining the buffer zone(s) should have the least density of housing within the new Welborne Community and not exceed a maximum of 20 houses per hectare.

## **2. The impact of increased traffic on Funtley and the surrounding areas of North Fareham**

Further to WEL16, WEL17 & WEL18 and points 10, 11 & 12 of the Henry Cleary's final submission to FBC on behalf of the Standing Conference, this is a major area of concern to local residents. We are concerned that still no detailed traffic modelling has been carried out on the impact of the new Welborne Community by Hampshire County Council (HCC) and/or the Highways Agency (HA). Whilst we appreciate this is a complex area, this is a critical issue, which needs to be addressed promptly. We also believe that any traffic modelling has to include a significant increase in the proportion of traffic heading north from 'Welborne' to Wickham and the adjacent areas. Many of us travel to and from Wickham, using local services such as the Doctors' surgery, shopping, leisure (e.g. local football and cricket clubs, walking in the Bere Forest and South Downs national Park) as well as travelling to and from work. We request that as soon as the data has been gathered from the various modelling to be done by HCC or HA, we have access to this information as soon as it is collated and written up, so that we can independently assess how the significant increase in traffic will affect us in the future.

The roads to and from Funtley via Kiln Road and North Hill are already exceptionally busy during the rush hours. We have conducted our own small traffic survey at the top of Funtley Hill from 0800 to 0900 on one day last week and a total of 440 vehicles came by (see attached summary) of which 406 came through Funtley (some of which are of course local residents). Increasingly many drivers use Funtley via River Lane as a 'rat run' to get to Fareham and North Fareham or to Wickham, Titchfield and Segensworth and junction 9 on the M27. We are extremely worried

that this figure could significantly increase with the proposed new Welborne development, without adequate investment in the local road and transport infrastructure.

Regarding the proposed BRT links from Welborne to Fareham town and station, what routing will take place and what if any increased local bus services will there be to and from Funtley?

### **3. Drainage**

I refer to WEL33 particularly the paragraph *'the developer must carry out a flood risk assessment for the development site, to demonstrate that the proposed development will not increase flood risk on the site or elsewhere'*.

Areas of Funtley, particularly those properties on Funtley Road on the northern edge of Funtley facing Funtley Common and the farmland, suffer from flooding from the downward drainage of water from the land north of Funtley. Our concerns are that any major development will exacerbate considerably the existing flood risk we already have. We remain to be convinced that any measures taken to minimise the impact of additional flooding such as SUDS or black water recycling, are proven and will be effective.

### **4. Location of proposed primary school north of Funtley within the new Welborne development.**

I refer to WEL14. As in Henry Cleary's submission to FBC on behalf of the Standing Conference (*point 21*), we believe that the site of the proposed schools should be at the heart of the new community and not on the edge of it. We particularly object to the proposed primary school north on Funtley and Funtley Social Club, as we believe this could lead to increased car traffic into Funtley for the school run. There is already very limited parking in Funtley and we would not be able to cope with what could be significant levels of increased school traffic.

In conclusion we put forward these particular points as our major concerns of the impact of the draft Welborne.

We wait to see the council's revised plan following the consultation process you are currently conducting.

Yours sincerely,



Edward Morell,

For and on behalf of Funtley Residents and Funtley Village Society.