



Proposed Residential Development  
Land to the South of Funtley Road, Funtley

**Statement of Common Ground on  
Accessibility Matters**

Between

Reside Developments Ltd, Atherfold  
Investments Ltd, and Fareham Borough  
Council

## Document Control Sheet

Proposed Residential Development

Land to the South of Funtley Road, Funtley

Reside Developments Ltd, Atherfold Investments Ltd, and Fareham Borough Council

This document has been issued and amended as follows:

Date	Issue	Prepared by	Approved by
07/01/2022	First Draft	DM	DM
21/01/2022	Revised Draft	DM	DM
25/01/2022	Final	DM	DM

## Contents

1.0	Introduction .....	1
2.0	Accessibility to Key Facilities and Services.....	2
3.0	Declaration .....	7

## 1.0 Introduction

- 1.1 This Statement of Common Ground on accessibility has been prepared to assist the Planning Inspector at the Public Inquiry in regard to an appeal by Reside Developments Ltd and Atherfold Investments Ltd in respect of land to the south of Funtley Road, Funtley (the " appeal 1 site").
- 1.2 The appeal has been submitted following the Local Planning Authority's (Fareham Borough Council – FBC) failure to determine an outline application (ref: P/20/1168/OA) for residential development on the Appeal Site within the agreed time period.
- 1.3 The outline residential planning application was validated by FBC on 6<sup>th</sup> October 2020. The agreed description of development is as follows:  
  
*"Outline application to provide up to 125 one, two, three and four-bedroom dwellings including 6 Self or Custom build plots, Community Building or Local Shop (Use Class E & F.2) with associated infrastructure, new community park, landscaping and access, following demolition of existing buildings".*
- 1.4 Two of the reasons for refusal put forward by FBC relate to accessibility, namely:  
  
*"The development is contrary to Policies CS2, CS4, CS5, CS6, CS14, CS16, CS17, CS18, CS20 and CS21 of the Adopted Fareham Borough Core Strategy 2011 and Policies DSP6, DSP13, DSP15 & DSP40 of the Adopted Local Plan Part 2: Development Site and Policies Plan, paragraphs 130 and 174 of the NPPF and is unacceptable in that:*  
  
*b) The proposal would not be sustainably located;*  
  
*h) In the absence of a legal agreement to secure the submission and implementation of a full Travel Plan, payment of the Travel Plan approval and monitoring fees and the provision of a surety mechanism to ensure implementation of the Travel Plan, the proposed development would not make the necessary provision to ensure measures are in place to assist in reducing the dependency on the use of the private motorcar."*
- 1.5 This Statement presents all areas of agreement relating to the proximity of the appeal site to amenities/ appropriate walk/cycle distances, between the local planning authority (FBC), and the Appellants, Reside Developments Ltd and Atherfold Investments Ltd.
- 1.6 The remainder of this Statement consists of:
  - ▶ Section 2 –The appeal site context in respect of access to amenities;
  - ▶ Section 3 – A declaration from FBC and the Appellants.

## 2.0 Accessibility to Key Facilities and Services

- 2.1 The principle local destinations that residents may travel to are detailed within the following paragraphs. This also includes the distance of the amenity from the site access location, and whether each distance is within a two kilometre and/or a five kilometre walk/cycle distance. The Appellants' position is that if a facility falls within this criteria that is an acceptable walking/cycling distance. The Council's position is that there are various distance criteria set out in relevant guidance however when applying those standards, regard must also be had not only to the walking distance to those facilities but also to the power of the destination and quality of the walking/cycling route (including, amongst other things, the gradient).
- 2.2 The accessibility of some of these amenities has been improved by the opening of a new pedestrian and cycle route across the M27 bridge. Distances to amenities set out below accounts for the route over the bridge. Measurements are taken starting from within the site in close proximity to the site access junction as shown on figures 2.1 & 2.2 below.

### Educational Facilities

- 2.3 The closest educational establishments to the site are detailed within **Table 2.1** below.

	Destination	Distance from Site Access (metres)	Within 2km walk distance (25mins)	Within 5km cycle distance (15mins)
A	Orchard Lea Infant and Junior Schools	900	Yes	Yes
B	Uplands Primary School	2,000	Yes	Yes
C	Henry Cort Community College	2,500	No	Yes
-	Boundary Oak School	3,200	No	Yes
-	Cornerstone Primary School	3,200	No	Yes
-	St. Judes' Catholic Primary School	3,500	No	Yes
-	Fareham College	4,100	No	Yes

Table 2.1: Educational Facilities

### Employment Sites

- 2.4 Numerous employment sites are located in the vicinity of Funtley and those located within five kilometres of the site are detailed in **Table 2.2** below.

	Destination	Distance from site access (metres)	Within 2km walk distance (25 minutes)	Within 5km cycle distance (15 minutes)
D	Funtley Court Business Park	950	Yes	Yes
E	Knowle Village Business Park	1,400	Yes	Yes
-	Kiln Acre Business Centre	2,900	No	Yes
-	Fareham Industrial Park	3,300	No	Yes
-	Solent Business Park, Whiteley	4,000	No	Yes
-	Fort Wallington Industrial Estate	4,500	No	Yes
-	Segensworth Business Park (North)	4,300	No	Yes
-	Segensworth Business Park (South)	4,500	No	Yes

Table 2.2: Nearby Employment Sites

### Retail Facilities

2.5 Retail facilities that are located within five kilometres of the site are detailed in **Table 2.3** below.

	Destination	Distance from site access (metres)	Within 2km walk distance (25 minutes)	Within 5km cycle distance (15 minutes)
F	McColls Newsagent, post office and convenience store	1,100	Yes	Yes
G	Co-op, Highlands Road	1,400	Yes	Yes
H	Village Express, Knowle	1,400	Yes	Yes
I	Hairdresser, Knowle	1,400	Yes	Yes
J	Bistro, Knowle	1,400	Yes	Yes
-	Garsons Garden Centre	2,300	No	Yes
-	Sainsbury's, Broadcut, Fareham	3,100	No	Yes
-	Aldi supermarket	3,300	No	Yes
-	Abbey Croft Nursery	3,400	No	Yes
-	Fareham Shopping Centre – clothing, food, gifts, etc.	3,700	No	Yes

Table 2.3: Retail Facilities

### Health Facilities

2.6 Those health facilities located within 5 kilometres of the site are detailed within Table 2.4 below.

	Destination	Distance from site access (metres)	Within 2km walk distance (25 minutes)	Within 5km cycle distance (15 minutes)
K	Highlands Dental/Doctors Practice	1,700	Yes	Yes
L	Fareham Pharmacy	1,700	Yes	Yes
M	Fareham Gudgeheath Lane Surgery	1,700	Yes	Yes
-	Uplands Hospital	2,300	No	Yes
-	Ravenswood House Hospital	3,100	No	Yes
-	West Street Dental Clinic	3,300	No	Yes
-	Kings Road Dental Surgery	3,600	No	Yes
-	Pralls Opticians; Leightons Opticians and Hearing Care; Vision Express; Specsavers	3,600	No	Yes

Table 2.4: Health Facilities

### Leisure and Community Facilities

- 2.7 A range of leisure and community facilities located within 5 kilometres of the site are detailed in **Table 2.5** below.

	Destination	Distance from site access (metres)	Within 2km walk distance (25 minutes)	Within 5km cycle distance (15 minutes)
N	The Miners Arms public house	500	Yes	Yes
O	Funtley Social Club	800	Yes	Yes
P	Funtley Post Office	1,100	Yes	Yes
-	Park Lane Recreation Ground	2,900	No	Yes
-	Fareham Leisure Centre	3,100	No	Yes

Table 2.5: Leisure Facilities

- 2.8 In addition to the above, it is agreed that Fareham Railway Station lies 3.5km from the appeal 1 site.
- 2.9 Likely walking routes to key facilities are illustrated within Figures 2.1 and 2.2 below.





Figure 2.1 – Route to Knowle Village and Funtley



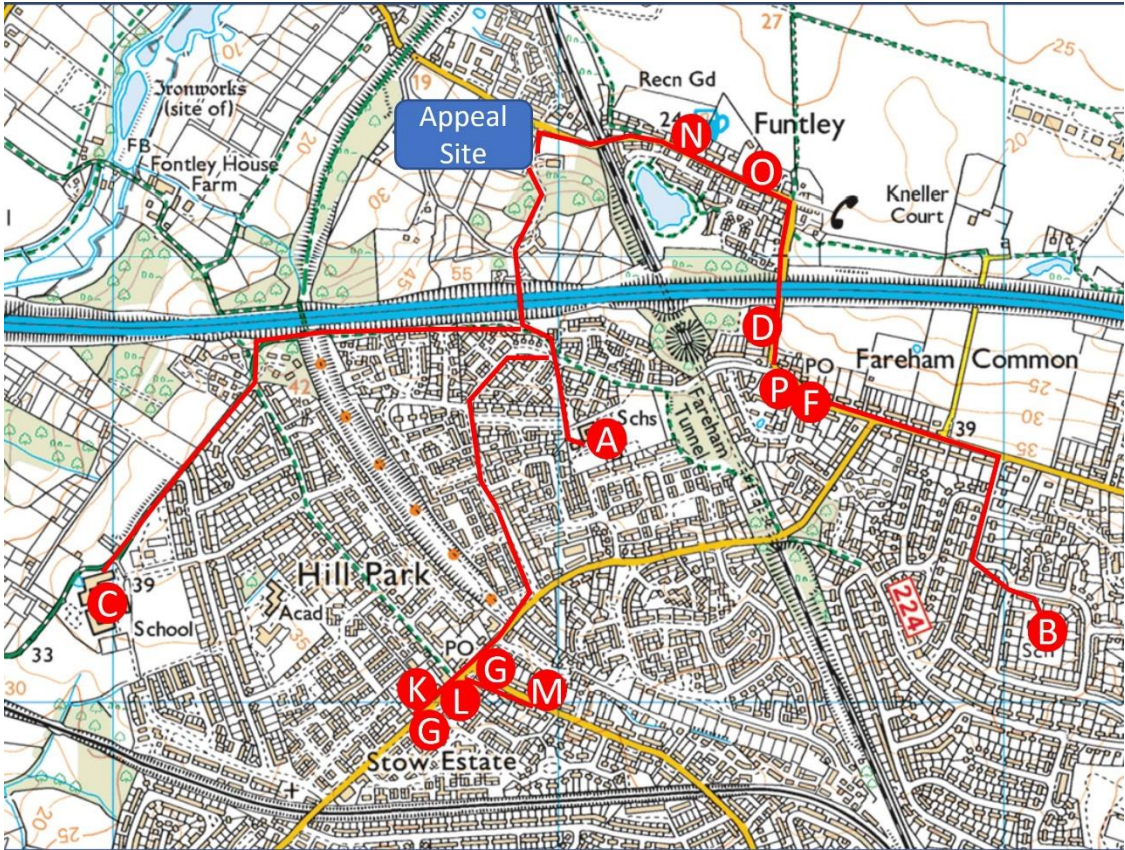


Figure 2.2 – Route to Additional Local Amenities

### 3.0 Declaration

3.1 This Statement is agreed by Motion on behalf of the Appellant and FBC.

3.2 Signed by Motion on behalf of the Appellants, Reside Developments Ltd and Atherfold Investments Ltd:

Name: David McMurtary

Date: 25<sup>th</sup> January 2022



Signature:

3.3 Signed on behalf of the planning authority, FBC:

Name: Richard Wright

Date: 25<sup>th</sup> January 2022



Signature: