

3 Design development

Section 3: Design development

3.1 Drivers for the design

3.2 Response to the landscape & emerging masterplan principles

3.3 Consultation

3.1 Drivers for the design

Our aspiration

Our aspiration is to contribute to the quality of place at Funtley. This aspiration is broad and includes the natural environment, social opportunities as well as providing housing.

- *sustainability*
- *a great place to live*
- *homes for young people*
- *attractive homes for down sizers*
- *a landscape-led approach inspired by the Meon Valley but tailored for the local landscape context*
- *a landscape that complements Fareham - and the Meon Valley Trail - activity, access to the countryside, sustainably*
- *a place which is richer for biodiversity after development than before*
- *a development which is distinctive to this place*



wet woodlands and wetlands



Meon Valley distinctiveness in the development



Section 3: Design development

3.1 Drivers for the design

3.2 Response to the landscape & emerging masterplan principles

3.3 Consultation

Distinctiveness

Our aim, at this Outline stage, is to design a development using transport (roads, footpaths, cycleways), water in the form of attenuation and biodiversity resource, landscape and building layout and form to produce a development which is distinctive to this site; 'of' this place.

For new residents this will engender a sense of identity and for existing residents of Funtley the aim is to complement the village and add to its qualities. There are examples of attractive development nearby in the Meon Valley and we have 'borrowed' some of the development forms there. The Meon Valley villages have a strong sense of place created by landscape, architecture and the form of roads. The Meon Valley Report is appended here.

The community park which forms roughly two thirds of the site, to the south of the development area, provides the potential for activity and children's play, apart from the statutory requirements in the form of a Local Equipped Area of Play.

Some key design drivers are shown on the next pages.



Section 3: Design development

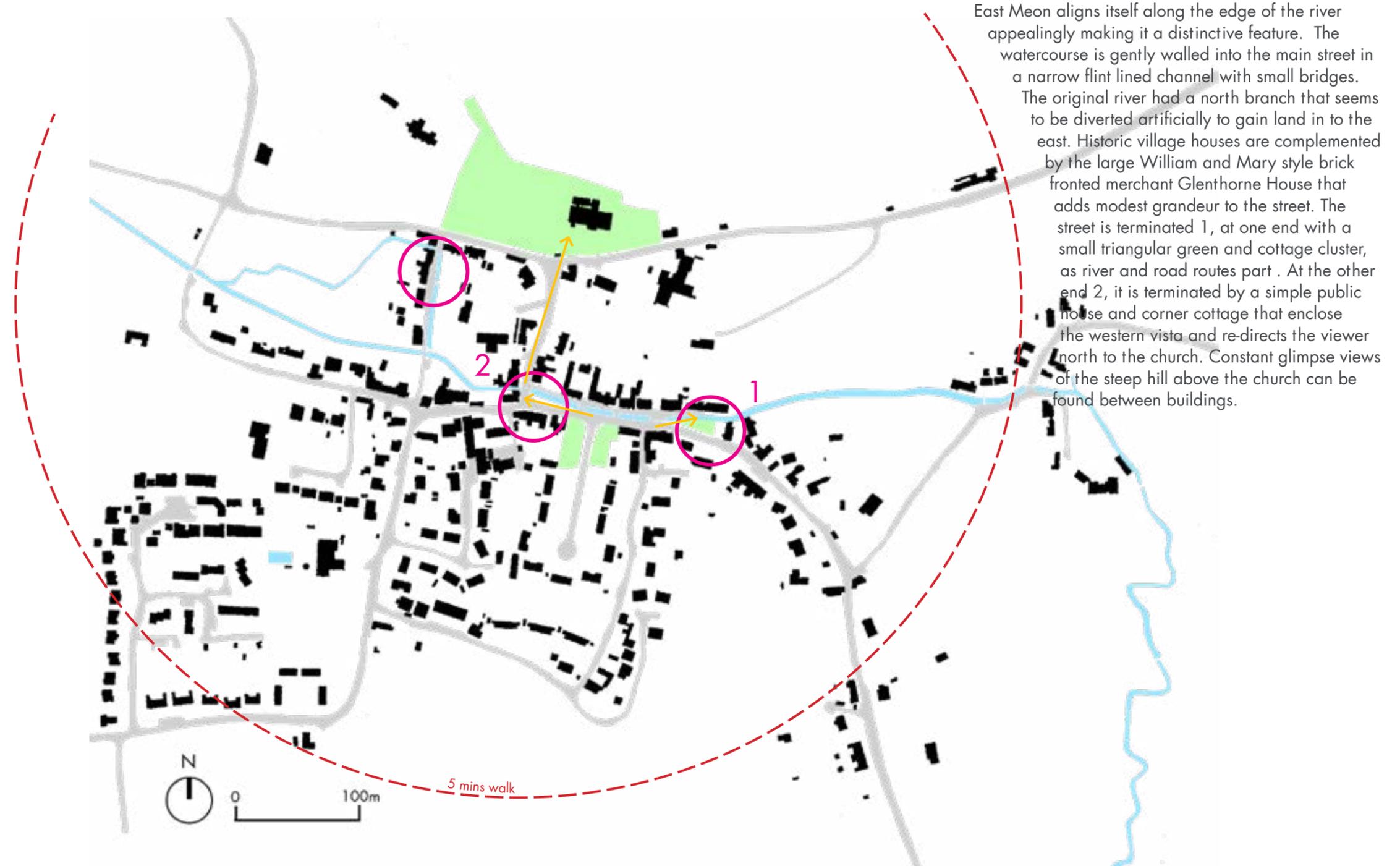
3.1 Drivers for the design

3.2 Response to the landscape & emerging masterplan principles

3.3 Consultation

Village morphology

East Meon - drivers for the design at Funtley South. The form of development relates to water courses, transport corridors and ultimately the landscape of the valley. Materials are also drawn from the locality adding to the distinctiveness of this place.



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Section 3: Design development

3.1 Drivers for the design

3.2 Response to the landscape & emerging masterplan principles

3.3 Consultation

The adjoining hills rise above the skyline in many vistas across the village. Prominent use of clay tiled roofs, gabled, half hipped and hipped along with dormers with below eaves windows, painted, red brick and flint walls all in streets with no footways or kerb upstands, produces a mellow, rustic ambience.



Further thoughts on the essence of this distinguished street.



The Meon Valley villages are an inspiration to learn from ...

Section 3: Design development

3.1 Drivers for the design

3.2 Response to the landscape & emerging masterplan principles

3.3 Consultation

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The masterplan responds to the landscape context in two ways:

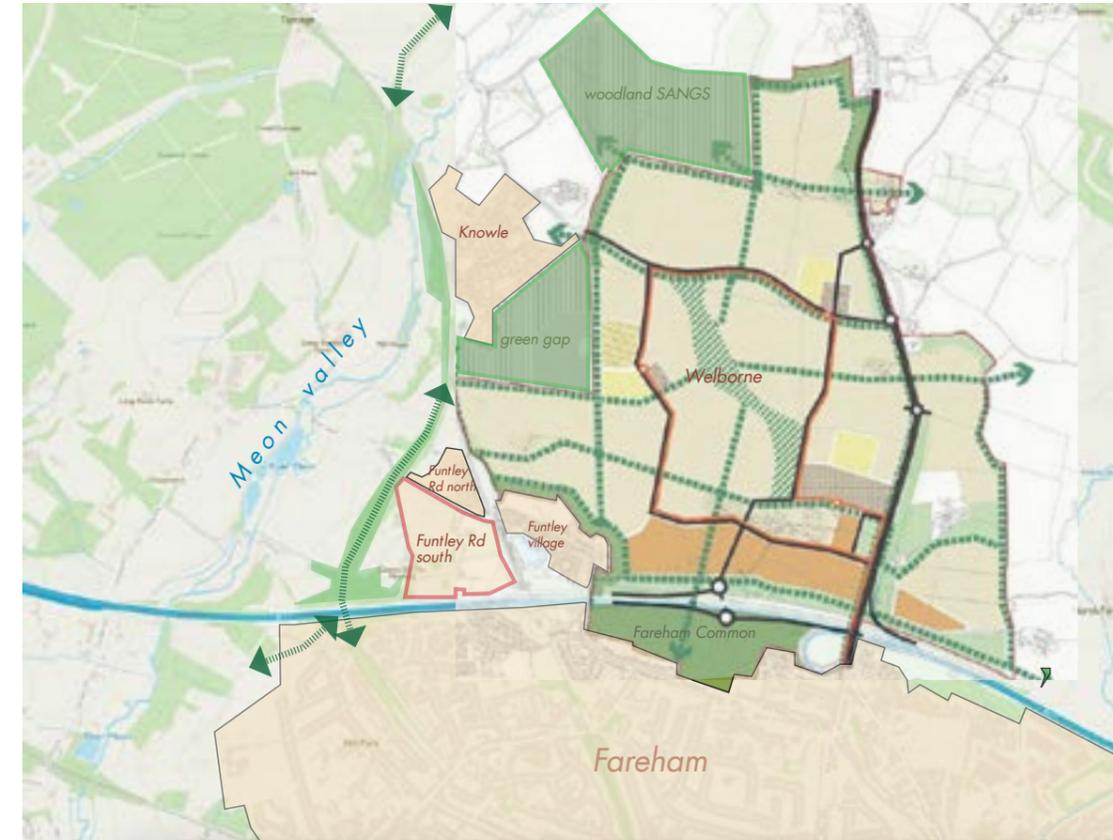
- 1 by respecting the wooded horizons which form the rim of the bowl in which Funtley sits, and
- 2 at a more localised level taking the opportunity to repair and connect the fragmented landscape structure at the scale of the site. We have seen from the historical maps (section 2.10) how from the mid nineteenth century the woodland structure has become fragmented and hedgerows more recently degraded. There are landscape opportunities here.

In the wider landscape context (shown above right) the site lies to the south-west of Welborne and is a small piece in a much bigger ambition for North Fareham. The site is separated from surrounding areas by infrastructure but should take account of Welborne's proposed strategic landscape framework so that the landscape scale proposals are coherent and benefit the landscape north of the M27.

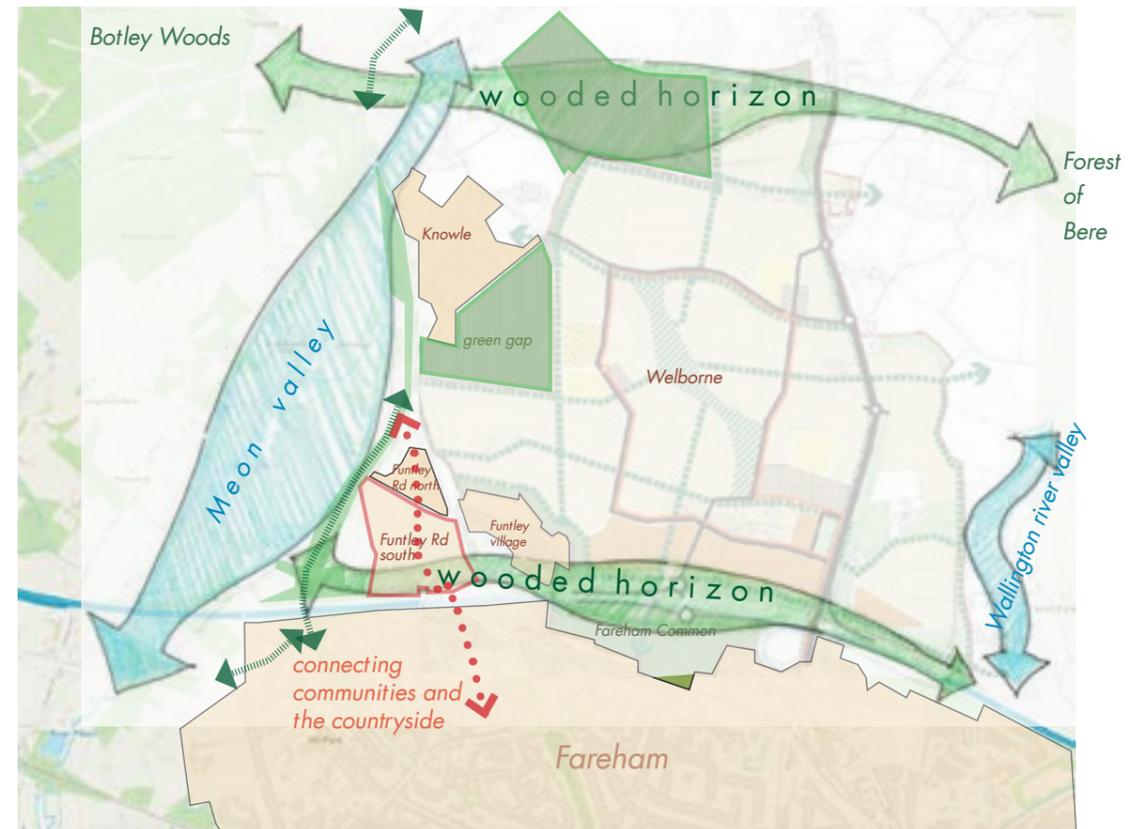
Wider landscape opportunities (shown below right) - the site can play an important part in connecting the wooded horizon along the M27, and interconnecting woodlands, grasslands and the habitats of the adjacent river valleys. The site can also connect the communities of Fareham North with Funtley and the wider countryside along the Meon Valley.



The existing footbridge, currently being refurbished, to connect Fareham with the site



Wider landscape context

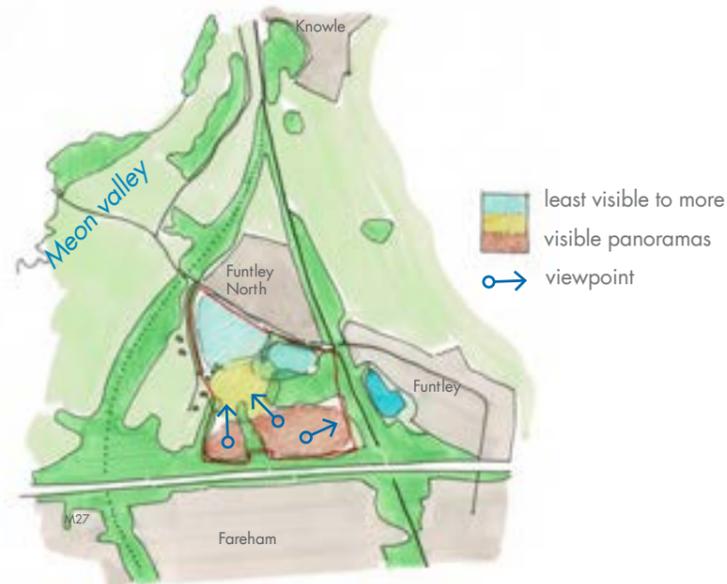


Wider landscape opportunities

Section 3: Design development

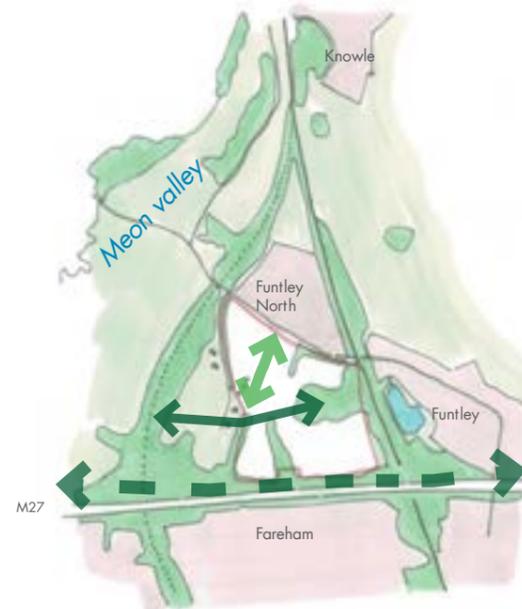
- 3.1 Drivers for the design
- 3.2 Response to the landscape & emerging masterplan principles
- 3.3 Consultation

Visibility & Views



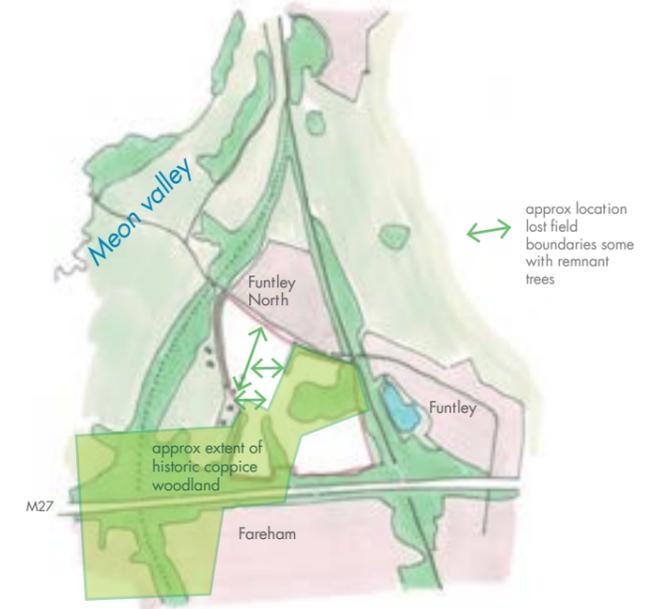
Concentrate development in less visible areas on lower slopes, in valley and areas contained by vegetation. Community open space in areas with wider views maintaining and celebrating key panoramas to wooded horizons ...

Biodiversity



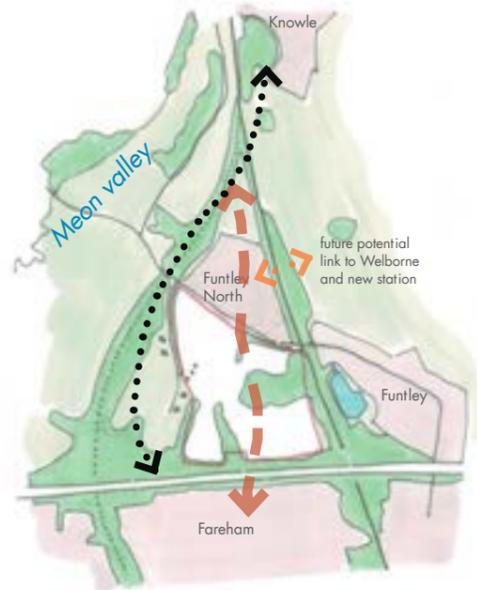
Conserve, connect & enhance valuable habitats such as woodlands and grasslands; enhance habitat diversity; complement habitats of the Meon Valley; manage habitats for ecological value & resilience ...

Landscape features



Historic features such as the north-south hedgerows and interconnected coppice woodland were present into the 20th century but have now been significantly reduced in area or lost. These connected the upper slopes to the valley floor. The repaired landscape structure can help recreate some of these features and provide context and sense of place for development, integrating it into its setting ...

Access and connections



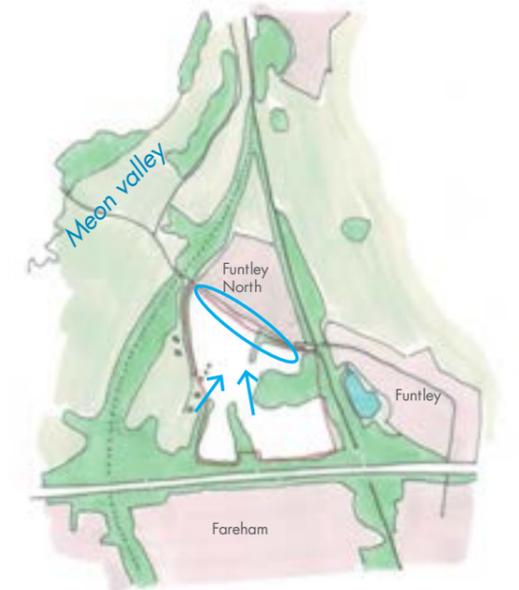
Enhance connections to integrate isolated community; create better pedestrian/cycle routes linking communities with each other and the countryside. Connections allow on-site open space provision to address deficiencies in Fareham North-west and connect communities ...

Settlement pattern



Reflect local character - create focus for existing & new communities; use density gradient & settlement form to reinforce transition to semi-rural character of community open space ...

Water management



Address existing flood issues and overland flows. Use development to provide attenuation features that will improve situation for existing residents north of Funtley Road, also to create landscape features for placemaking and complement habitats of the Meon Valley ...

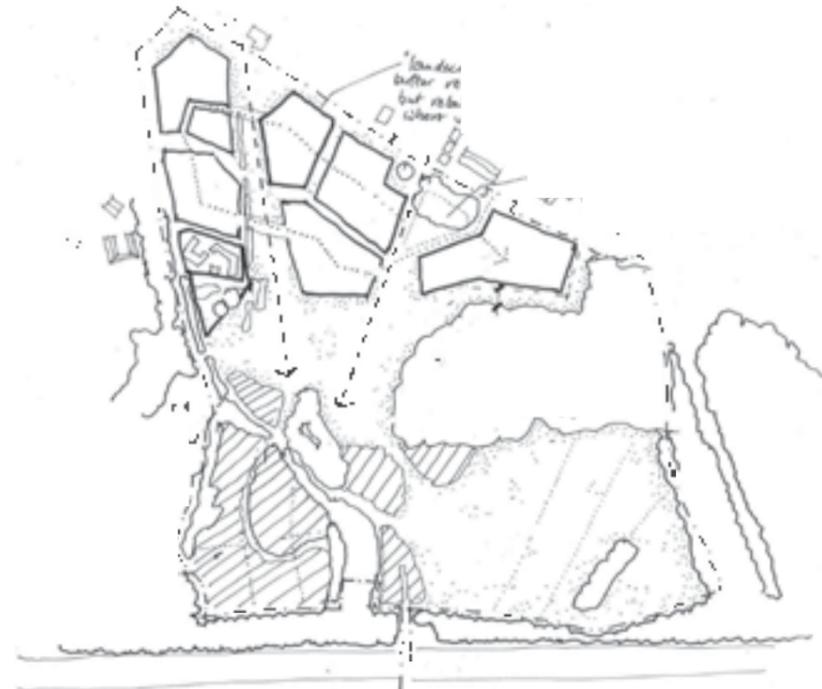
Section 3: Design development

3.1 Drivers for the design

3.2 Response to the landscape & emerging masterplan principles

3.3 Consultation

This current study examined the constraints which related to the existing Consented scheme and whilst in general agreement, reconsidered the urban form of the development, its view corridors, its landscape connections and potential water attenuation measures.



Consented scheme
planning application
Parameters Plan
(Fabrik) -
January 2018

a possible scheme
November 2018

a possible scheme
- within existing
allocation
January 2019

Section 3: Design development

At this stage the scheme explored the boundaries of the site, potential visibility and landscape effects. As a result the development site area became slightly larger but this was later reduced again as shown later.



a possible scheme -
enlarged development
area
January 2019

a possible scheme -
extended development
area
January 2019

a possible scheme -
extended development
area
January 2019

Section 3: Design development

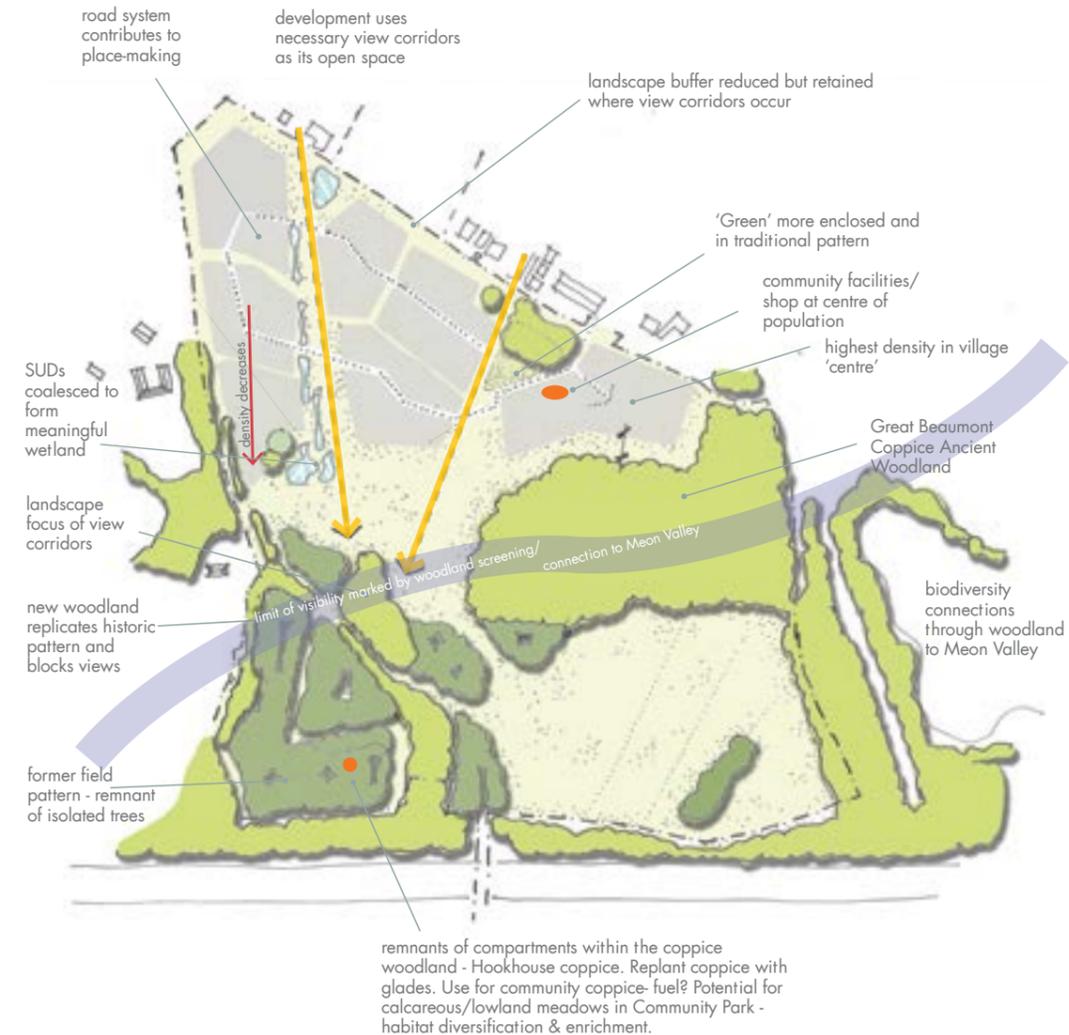
3.1 Drivers for the design

3.2 Response to the landscape & emerging masterplan principles

3.3 Consultation

Repairing the landscape, making connections and using development positively can have many benefits.

The aim has been to integrate any development into its landscape so that it contributes to it and benefits from it. Landform, a repaired landscape and development form all contribute to a sense of place.



Idealised section - south to north through M27, woodland slopes and development area

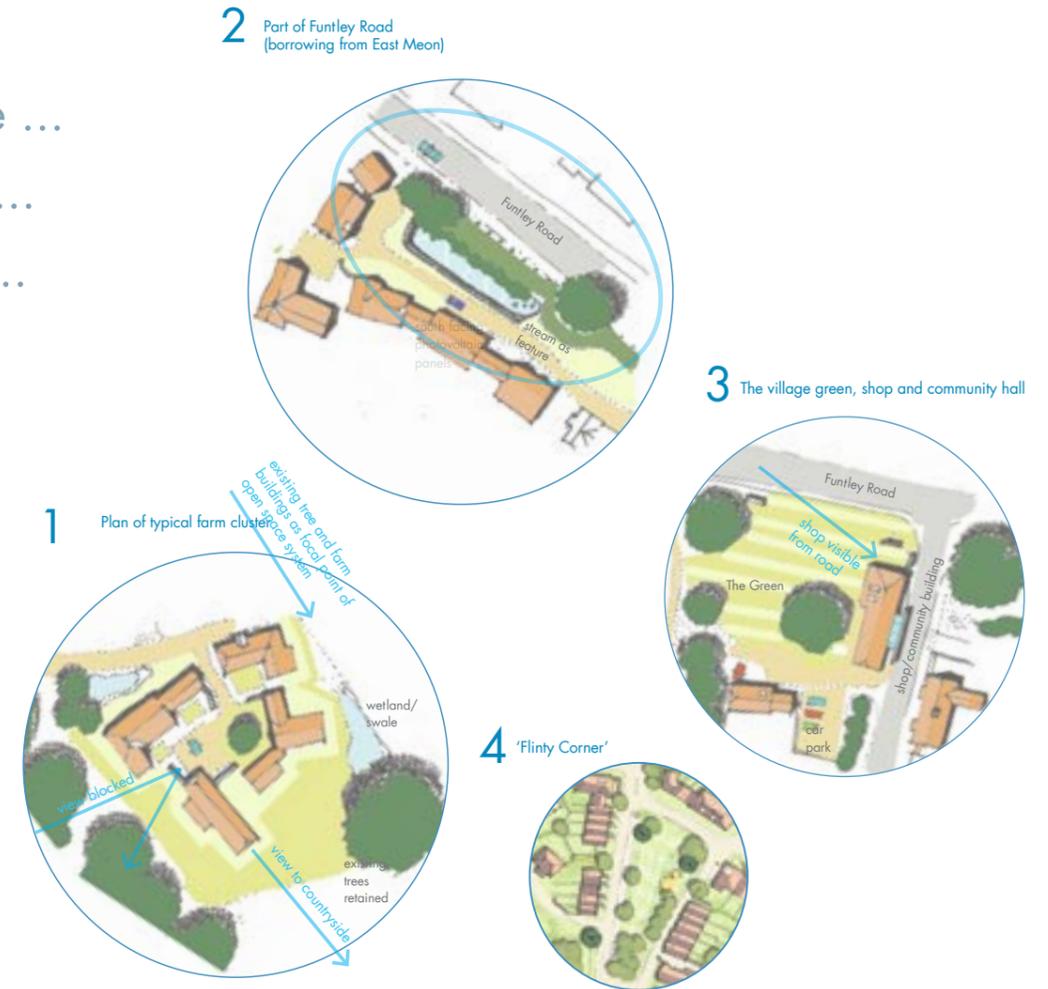
early concept plan ...



Section 3: Design development



green links ...
 housing below sky line ...
 Meon valley frontage ...
 community hub/park ...



leading to ideas of development design ...

refined in more detail in the illustrative masterplan in Section 4, The Proposal ...



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3.2 Response to the landscape & emerging masterplan principles

3.3 Consultation

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The public consultation event for the proposed development had to be held online instead of in a village hall due to Covid-19 restrictions. The online consultation event took place on Thursday 24 September between 10am and 11.30am. The event had been advertised by distributing 526 invitation leaflets to households in the direct vicinity of the project site, providing an outline of the project, contact details and details on how to access the event and a hard copy Freepost response form should residents prefer to provide comments using a traditional method rather than digitally. A dedicated project website, www.askfuntley.co.uk, was set up in order to ensure that project information, event details and contact channels were available online. Other channels to get in touch and provide feedback included a project email address, consultation@askfuntley.co.uk and the Freephone number 0800 25 45 185.

The event was further publicised by issuing a press release to local media and by working with the Funtley Village Society to upload a link to the event and the project website onto their local community social media platform <https://www.facebook.com/funtleyvillage> which is followed by 673 residents. Copies of these communication tools can be viewed in the appendices of the Statement of Community Involvement (SCI).

The proposals were set out during the online consultation event using a power point presentation which the project team presented to for just over half an hour. This was followed by an hour's question and answer session, with the project team providing information in response to feedback from members of the public. A recording of the event has been uploaded onto the project website. All feedback channels remain available for residents to ask questions and make their views known to the project team.

At the time of writing, 66 individual responses have been received, of which 24 comments and questions during the online event, 16 hard copy response forms sent to the Freepost address, 14 project website feedback forms, 8 emails, 2 project website contact forms and 2 Freephone calls. The main issues raised focus on whether the village can accommodate the proposed increase in new housing and the perceived impact on local road traffic and loss of greenspace. A number of respondents have made suggestions on facilities that may be helpful, in particular regarding the current lack of public transport. The project team has considered comments received and is working with the community to ascertain where and how comments can be taken on board. Throughout the planning process the team will continue to answer questions and feedback from the local community.



Public consultation on-line - September 2020