
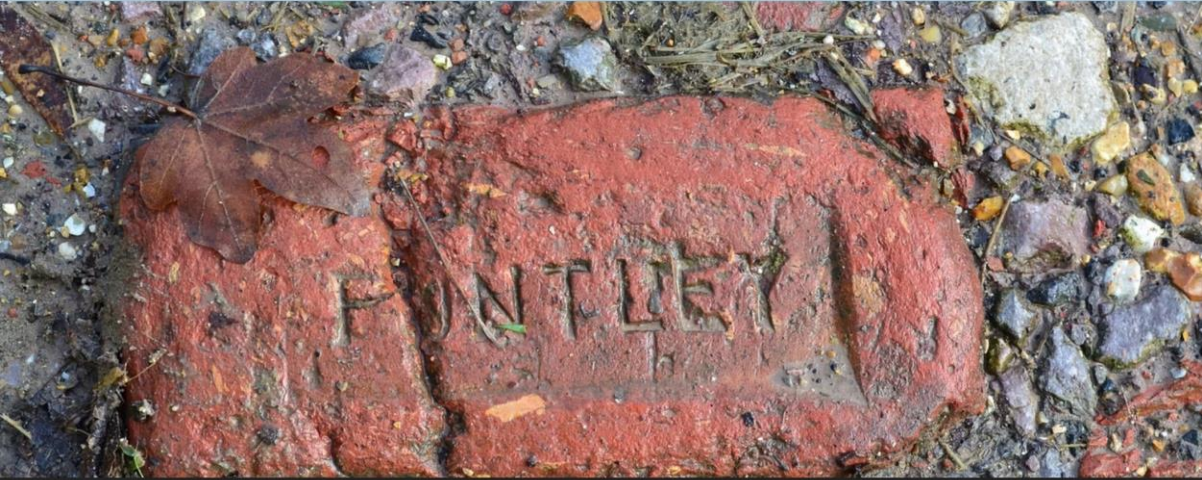



## **Appendix 1 Dedicated project website pages**

## Appendix 1 Dedicated project website pages

Ask? Funtley 



Welcome

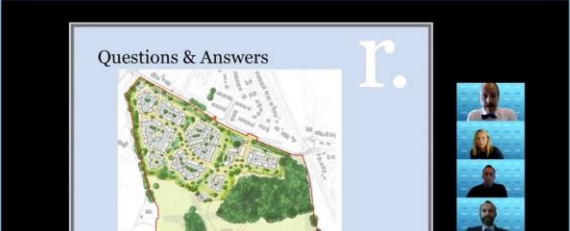
Ask? Funtley 

# Consultation process

On Thursday 24 September, we held an online public consultation event where members could meet the team online, ask questions and provide their feedback on the plans. The recording of the event is available to watch below.

We will also be publishing a comprehensive FAQs, on this website, based on all the feedback that we have received. The FAQs will be available in hard copy, at request, for residents that do not have digital access.

Other channels for feedback remain available, including the Freephone - 0800 25 45 185 - and Freepost address – Middlemarch Consultation.





The borough of Fareham has a pressing need for high-quality housing, on sites that are deemed suitable for development. Fareham Borough Council (FBC) is currently reviewing the Local Plan to ensure the increased number of homes that need to be built are delivered. With this in mind, Reside Developments is revisiting the existing planning consent for the site south of Funtley Road to improve the plans and bring forward more much needed housing, by optimising the site's capacity, and maintaining previously approved community assets such as the park area.

This website aims to share information with you as a local resident and provides an opportunity to get in touch with us, ask questions and share any of your ideas – your opinions matter.

## The team

The Developer

**reside.**

Reside Developments, The Dutch House, 132-134 High Street, Dorking RH4 1BG

The Consultant Team

Rumney design

**rps** MAKING COMPLEX EASY

**tds** technical & development services

**motion**

**Turley**

**M·EC** Consulting Development Engineers

**SJA** trees ARBORICULTURAL PLANNING CONSULTANTS

**Cratus** Our world is local

**ECOLOGY SOLUTIONS** Part of the EY Group

# About us reside.

Reside Developments, established in 2004 is a privately owned multi-disciplined company noted for adding value to projects through its extensive experience and ability to deal with intricate and technical planning issues.

Our team has a diverse range of professional expertise which we use constructively to harness relationships with architects, landscape designers, ecologists and a multitude of other professional partners. We are passionate about property design and the materials we use to ensure harmony with local areas and all our homes bear the hallmarks of the skilled professionals who have worked in the industry for many years. Further information about the company can be found at [www.residedevelopments.co.uk](http://www.residedevelopments.co.uk).

Reside Developments has a track record of delivering homes and infrastructure in the local area. Its scheme on the land to the north of Funtley Road is currently being built by Vivid Homes – the 27 properties being developed will be affordable.

In conjunction with Vivid Homes, Reside has also recently commenced the construction of a new combined cycleway and footpath through the land to the south of Funtley Road and the private agricultural bridge across the M27 will soon be available to the public for the first time, which will link Funtley Road with Thames Drive to the south of the M27.

A key advantage for residents in working with an independent developer is that your opinions are listened to and decisions are made at grass roots level. As a local resident this is your opportunity to comment on the plans for Funtley, which will help to shape and form this development for the benefit of the local community.

# The development proposal

## Our Aspiration

**Our aim is to contribute to place-making at Funtley. This aspiration is broad and includes the natural environment, social opportunities as well as development.**

The principle of development on this site has already been accepted, planning permission having been granted by Fareham Borough Council for 55 homes on this land. However, the site offers the potential for a better presented scheme of up to 125 homes, whilst preserving the community park which is still central to the proposals. This would allow for a more efficient use of the land and, by contributing to the council's required housing target of a minimum of 520 new homes per year, protect other sites less suitable for development in Fareham.

The scheme takes its lead from villages in the surrounding Meon Valley, where development fronts roads and rivers/streams. The proposed scheme is then broken into several character areas, to reflect the varying features on the site. Two large linear parks have been designed to physically and visually link the development from Funtley Road to the rising land to the south.



# Landscape Influence

## Landscape Strategy

A new landscape of woodland, wetlands and meadows is created to connect up existing ancient woodlands, provide an attractive leisure and biodiversity resource and contain the proposed development. The Public Right of Way will extend through this landscape from north Fareham and will link with the Meon Valley Trail, completing a valuable footpath system. View corridors through the development are created to break it into distinguishable neighbourhoods. These greenways consist of wetlands, ponds and swales and new woodland focused on existing trees.



# Feedback

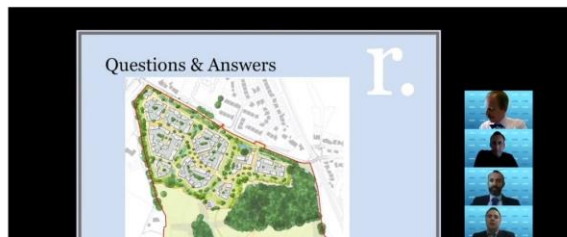
Reside Developments are keen to hear your thoughts on the revised plans. On Thursday 24 September, we held an online public consultation event where members could meet the team online, ask questions and provide their feedback on the plans. The recording of the event is available to watch below.

If you have any questions or comments to make please let us know by using the feedback form or any of the details below. We look forward to hearing from you.

Freephone: 0800 25 45 185

Email: [consultation@askfuntley.co.uk](mailto:consultation@askfuntley.co.uk)

Freepost: Freepost MIDDLEMARCH CONSULTATION (no further address details or stamps required)





# Contact

If you would like to learn more about these plans, please contact us on the following numbers or email us using the form below:

Freephone: 0800 25 45 185  
Email: [consultation@askfuntley.co.uk](mailto:consultation@askfuntley.co.uk)

First Name	Last Name
<input type="text"/>	<input type="text"/>
Email *	Subject
<input type="text"/>	<input type="text"/>
Send us a message...	
<input type="text"/>	
<input type="button" value="SEND"/>	

## **Appendix 2 Consultation leaflet**

# Land South of Funtley Road, Funtley

September 2020



Proposed site location

**Reside Developments invite you to have a look at enhanced plans for a housing development on land south of Funtley Road. We are revisiting the existing planning consent for the site to optimise the site's capacity potential for much-needed housing whilst maintaining previously approved community assets such as the community park.**

Due to restrictions on public gatherings, we are holding a digital public consultation about the plans. This event will provide the opportunity for you to meet our team online, learn about our proposals, ask questions, and provide feedback. Please join our digital public consultation event and share your views with us. The consultation will be held via **Zoom on Thursday 24 September, 10.00 - 11.30am**. We look forward to seeing you.

## Joining details

Please go to [www.askfuntley.co.uk](http://www.askfuntley.co.uk) and click the link to register for the digital public consultation event.

Once you have registered, you will receive an email with a link to the webinar and instructions of how to join. If you are having difficulties registering or joining the webinar, please email [consultation@askfuntley.co.uk](mailto:consultation@askfuntley.co.uk) or call our Freephone number **0800 25 45 185**.

A recording will be posted on our website if you cannot attend on the day.



## Highlights of the plans

- ▶ Planning permission has previously been granted by Fareham Borough Council for 55 homes on this land. We believe that the site can make a better contribution to local housing delivery. Our initial layout presents a scheme of up to 125 homes, 40% (50) of which are proposed to be affordable.
- ▶ 6 self-build plots would be provided as part of the proposals.
- ▶ The plans maintain the consented community park which will provide a substantial increase in public open space, for the residents of Funtley, as well as those living in Fareham North, where it has been identified that there is a deficit of open space.
- ▶ Homes will draw on the distinctive character of Funtley and take reference from local Meon Valley architectural and building elements.
- ▶ The proposals maintain the consented new community infrastructure, including a new village hall and shop serving the proposed development and Funtley Village.
- ▶ A new landscape of woodland, wetlands and meadows will be created to connect existing ancient woodlands, provide an attractive leisure and biodiversity resource, and contain the proposed development. This will contribute to water attenuation, flood resilience and carbon dioxide removal.
- ▶ A dedicated sustainability statement will accompany the planning application, which will set out the specific sustainability measures proposed.
- ▶ As previously consented, Reside will provide contributions for each new home towards the costs of new bicycles and other sustainable travel which will encourage sustainable travel from the outset.



Proposed site layout

## Emerging plans for housing in Funtley and the Fareham Borough

The borough of Fareham has a pressing need for high-quality housing, on sites that are deemed suitable for development. Fareham Borough Council is currently reviewing the Local Plan to ensure that the increased number of homes that need to be built for local people are delivered. The number of new homes needed in the Borough of Fareham currently is 514 homes per year.



Examples of projects Reside has developed

**r.**  
reside

### About us

Reside Developments is a privately owned multi-disciplined company noted for adding value to projects through its extensive experience and ability to deal with intricate and technical planning issues. Established in 2004, we have designed and built a portfolio of properties across the South East, a number of which have received prestigious awards and accolades including the Mayor's Award at The Surrey Property Awards. Further information about Reside Developments can be found at [www.residedevelopments.co.uk](http://www.residedevelopments.co.uk).

As an independent developer, we really listen to your opinions and decisions are made with the wider community in mind. As a local resident, we would like to take this opportunity to ask you what you would like to see on land south of Funtley Road. Your input will help to shape and form this development for the benefit of the community.

# Feedback

We welcome your comments and views regarding the development. Please use the form below to let us know your thoughts and ask any questions. Please return this page using the freepost address provided before 28/09/2020.

Name	<input type="text"/>	Age	<input type="text"/>
Postcode	<input type="text"/>	Are you a:	
Email	<input type="text"/>	<input type="checkbox"/> Local resident	
Telephone	<input type="text"/>	<input type="checkbox"/> Councillor	
<input type="checkbox"/> Please tick if you wish to receive updates about the project		<input type="checkbox"/> Community group representative	
<input type="checkbox"/> Please tick if you are interested in purchasing a property at this development		<input type="checkbox"/> Business representative	

What do you think about our plans for the development of land south of Funtley Road?

How would you like us to engage with the local community as this development progresses?

Do you support the new facilities that are proposed?

What further facilities would you like to see on the site?

## Get in touch

Freephone number: **0800 25 45 185**  
Email: **consultation@askfuntley.co.uk**  
Project Website: **www.askfuntley.co.uk**  
Freepost: **Freepost Middlemarch Consultation**  
(No further address details or stamps required)

**DATA PROTECTION:** Data will be collected and held securely by Cratus Communications Ltd on behalf of Reside Developments in accordance with the latest GDPR standards. Anonymised comments will be provided to Fareham Borough Council as part of a future planning application.

## **Appendix 3 Press release Consultation Revised plans Funtley South**



## **PRESS RELEASE**

### **Improved plans for housing development in Funtley unveiled Local residents asked for feedback in public consultation exercise**

18 September 2020

Regional housebuilders Reside Developments are asking the public's opinion on revised proposals for their housing site between Funtley Road and the M27 in Funtley. The site is allocated for housing in the emerging Local Plan and the principle of development is established following Fareham Borough Council's planning consent for 55 homes, determined at committee in 2018. Since then, and mindful of local housing targets requiring Fareham Borough Council to build over 500 homes per year, Reside has looked at ways to enhance their proposals and increase the housing yield.

Project Director Andrew Munton commented: "There is a pressing need in the borough of Fareham for high-quality housing on sites that are deemed adequate for development, which includes our site. With careful design we can sensitively increase the number of homes to up to 125, with 50 of those classed as affordable, helping a mix of local residents find a suitable home. The scheme also includes six self-build/custom-build plots, for those looking for a more bespoke home opportunity."

He continued: "Our site is deliverable for housing now, and at present it is underused. We are proposing to optimise the site's housing capacity mainly in the consented built-up areas, making a significant contribution towards local housing needs, whilst maintaining already consented benefits such as the community park and shop/community space. The park will also make public open space available for people in north Fareham, who have had to do without for a very long time."

Reside has agreed with Highways for the farm bridge over the M27 to be improved and linked via a new cycle/footpath to form a new dedicated cycle/foot route between Funtley Road and Thames Drive. This work is already well underway and will be opened to members of the public in the near future as permissive path in the first instance and then upgraded to the public right of way as part of this new planning application. This new route will allow Funtley residents to walk or cycle to facilities in Fareham now and Fareham residents to enjoy the country park in due course, solving existing deficits in open space provision. It will open up the countryside to Fareham residents, for example by linking in to the Meon Valley Trail.

Other benefits include biodiversity and open space leisure enhancements, such as a network of woodland, wetland and meadows connecting existing ancient woodlands, a shop and other community buildings and contributions towards the use of sustainable travel, including the purchase of bicycles.



The plans will be presented at an online consultation event on Thursday 24<sup>th</sup> September between 10 and 11.30am via Zoom. Members of the public are invited to attend and meet the project team, provide feedback and ask any questions they may have. Dedicated project website [www.askfuntley.co.uk](http://www.askfuntley.co.uk) has been launched where a recording of the event will be uploaded if people are unable to attend at that time.

Members of the public who are not online are welcome to provide comments through a response card delivered house-to-house in Funtley and Fareham North. They can contact the project's Freephone number 0800 25 45 185 and Freepost address *Freepost Middlemarch Consultation*.

ENDS


For more information please contact Marlies Koutstaal, Communications Consultant on 07876 341 561 or send an email to [consultation@askfuntley.co.uk](mailto:consultation@askfuntley.co.uk).

#### **About Reside Developments**




Reside Developments is a privately owned multi-disciplined company noted for adding value to projects through its extensive experience and ability to deal with intricate and technical planning issues. Established in 2004, we have designed and built a portfolio of properties across the South East, a number of which have received prestigious awards and accolades including the Mayor's Award at The Surrey Property Awards. Further information can be found at [www.residedevelopments.co.uk](http://www.residedevelopments.co.uk).

## **Appendix 4 Advertising public consultation event on local online forum**


## Appendix 4 Advertising Public Consultation Event on local online forum

Funtley Village SocietySend MessageLikeSearchMore


The sunflowers are looking amazing in t...

   54




756 views · 6 weeks ago

 **Page transparency** [See all](#)

Facebook is showing information to help you better understand the purpose of a Page. See actions taken by the people who manage and post content.

 Page created – 7 September 2013

**Related Pages**

-  **The Funtley Social Club!!!!**  
Bar Like
-  **The Miners Arms**  
Pub Like
-  **Fareham Borough Council**  
Government organisation Like


**Add your business to Facebook**


Showcase your work, create ads and connect with customers or supporters.

[Create Page](#)

Information about Page Insights data · Privacy · Terms ·


View comments

 **Funtley Village Society** ...

16 September at 19:26 · 

Dear Sir/Madam, I work with Reside Developments who are holding an online public consultation on revised plans for the land south of Funtley Road, on Thursday 24th September at 10am. Just to ensure that residents have the opportunity to find out more about the plans and ask questions, would you please consider putting a post on the Village Society Facebook page with a link so people can register? It is much appreciated. Thank you and kind regards.





<https://www.askfuntley.co.uk/feedback>



ASKFUNTLEY.CO.UK

**Feedback | Ask Funtley | Public Consultation Website |**  
Welcome to the Ask Funtley consultation website regarding revised...

12 comments 1 share

 Like  Comment  Share 

Most relevant ▼



## **Appendix 5 Online consultation event presentation slides**



Revised plans for  
land south of Funtley Road

Online Consultation Event  
24 September 2020

**reside.**

# Welcome

# r.



## Thank you for joining us today



# Today's event



**1.5 hour** session



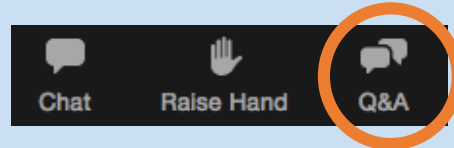
Opportunities for **questions and answers**



Post-event **Q&A overview** will be uploaded onto [www.askfuntley.co.uk](http://www.askfuntley.co.uk) and is available in hard copy



Session will be **recorded** and **uploaded** onto [www.askfuntley.co.uk](http://www.askfuntley.co.uk)



Ask questions using **Q&A button** at the bottom of the screen



Please provide **feedback** through project website or send the leaflet's response form through Freepost



# About Reside Developments



*Examples of developments delivered by Reside*

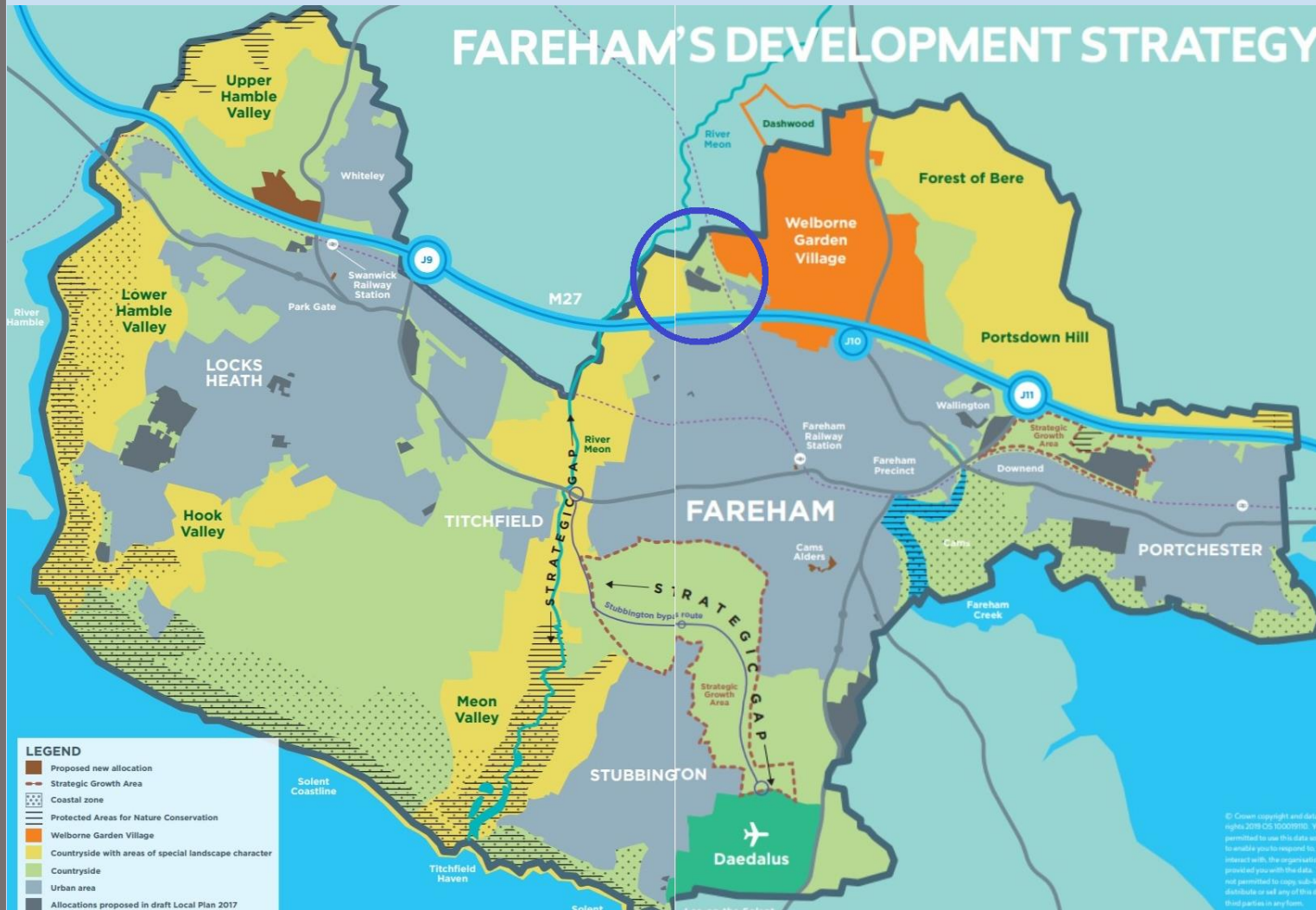
- Local developer of high-quality housing
- Established in 2004, active across the wider south east
- Track record of delivering homes and infrastructure in the local area
- New footpath / cycle link completed ahead of time
- Award winning developer, including most recently Best Apartment and Best Interior Design at the Surrey Property Awards

# Session topics



- --- **Planning context - Turley**
- --- **Landscape & design - Rummey Design**
- --- **Ecology - Ecology Solutions**
- --- **Transport & access - Motion**
- --- **Drainage - Motion**
- --- **Questions & Answers**

# Planning context – Local Plan





# Planning context

- Outline consent granted for 55 dwellings, community building, community park and landscaping in September 2020
- Principle of housing established on the site
- This scheme seeks to increase the number of units from 55 to up to 125 (resulting in a 1.83ha increase in developable area)
- Paragraph 122 of the NPPF states that decisions should support development that makes efficient use of land
- Additional housing on this site will reduce the need for further greenfield sites to come forward in the Borough



# Funtley Road South in relation to Welbourne



the Site – Funtley Road South

# What sort of place should this be?

r.

- distinctiveness
- a new kind of development
- environmental
- social
- putting something back for Funtley and for Fareham

Reside are currently refurbishing the footbridge over the M27

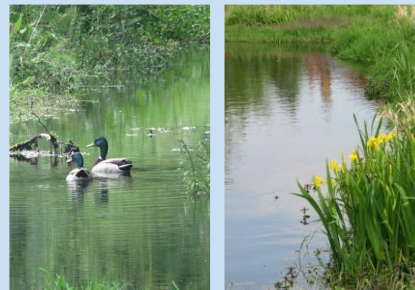
Fareham



# Our aspiration

Our aspiration is to contribute to place-making at Funtley. This aspiration is broad and includes the natural environment, social opportunities as well as development.

- sustainability
- great places to live
- homes for young people
- attractive homes for down sizers
- a landscape-led approach inspired by the Meon Valley
- a landscape that complements Fareham - and the Meon Valley Trail - activity, access to the countryside, sustainably



wet woodlands and wetlands



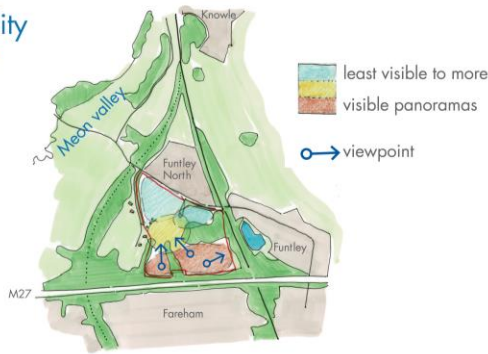
Meon Valley distinctiveness in the development



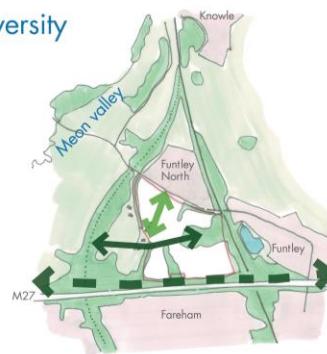
# r.

## So how do we achieve this?

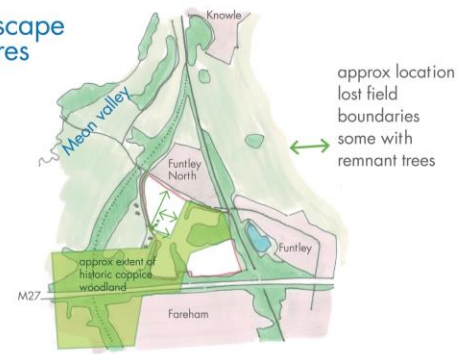
### Visibility views



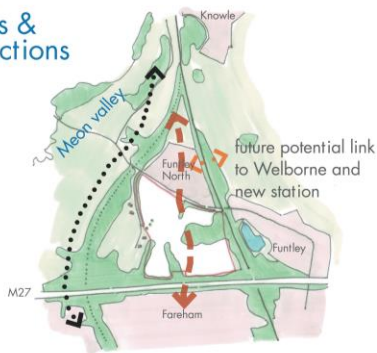
### Biodiversity



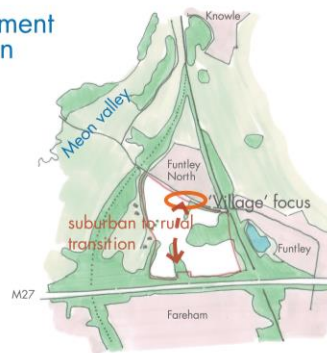
### Landscape features



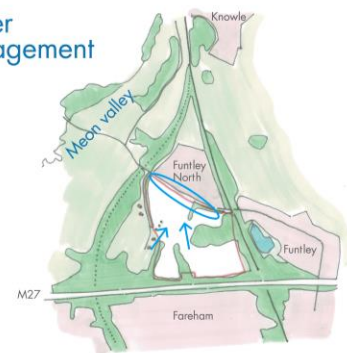
### Access & connections



### Settlement pattern



### Water management



Knowle village

Welborne strategic allocation (approx)

Funtley North



# Aerial view from the north looking towards Fareham

r.



# Landscape strategy

A new landscape of woodland, wetlands and meadows is created to connect up existing ancient woodlands, provide an attractive leisure and biodiversity resource and contain the proposed development.

The Public Right of Way will extend through this landscape from north Fareham and will eventually link with the South Downs Trail, completing a valuable footpath system.

View corridors through the development are created to break it into distinguishable neighbourhoods. These greenways consist of wetlands, ponds and swales, and new woodland focused on existing trees.



# Design



# Masterplan





# Ecological baseline



*Looking across the site  
towards Funtley Road  
(north westerly direction)*

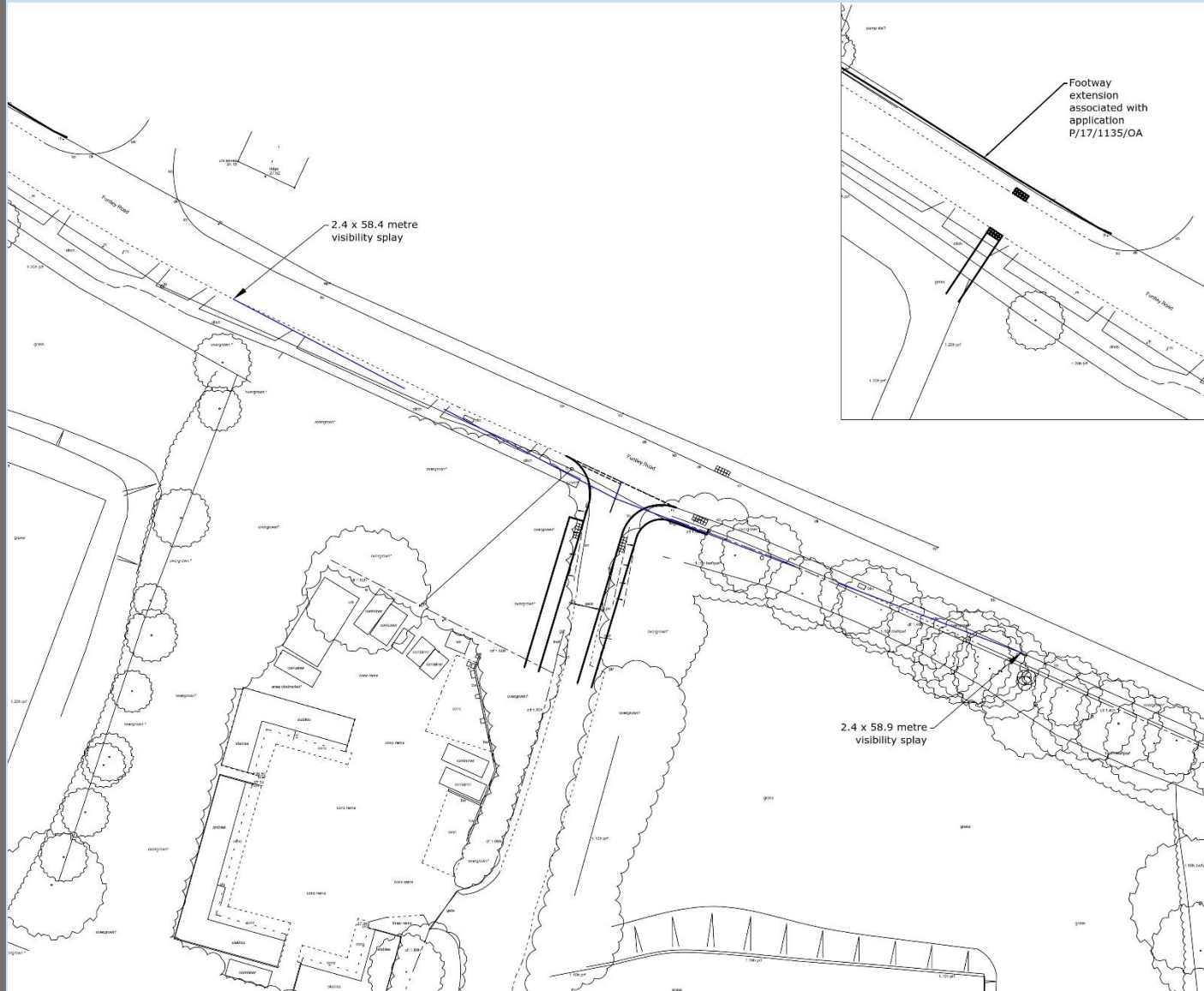
- A full suite of detailed habitat and protected species surveys have been undertaken
- Existing grazed paddocks have a low ecological value
- Buildings are not suited for roosting bats
- Woodland, trees & hedgerows have ecological value, mitigation is required

# Mitigation and enhancements



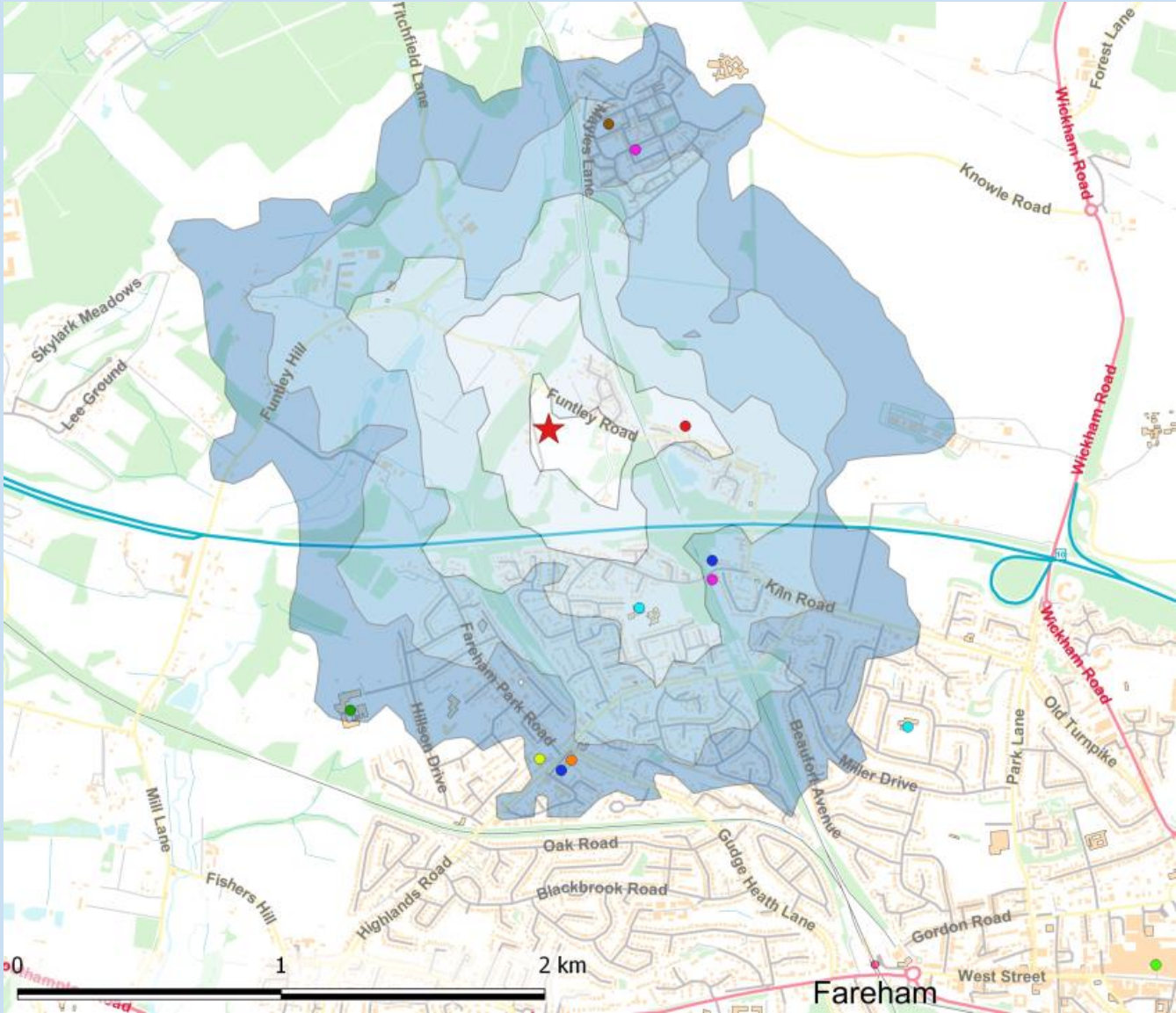
- Creating a vegetated buffer to ancient woodland
- Enhanced new habitat at Great Beamond Coppice
- New wetland, meadow grassland and scrub
- New native shrub planting for Dormice
- Green corridors creating habitat for bats, Dormice, reptiles, Badgers and breeding birds
- Opportunity for a considerable gain in biodiversity

# Traffic & access



- Further traffic assessment work is being undertaken to assess impact of scheme
- Ongoing discussions taking place with the Highways Authority
- Speed reducing measures being considered on Funtley Road
- Further off-site mitigation being explored

# Sustainable travel



**Key:**

-  Site
-  Shopping Centre
-  Newsagents
-  Pub
-  Primary School
-  Secondary School
-  Doctors Surgery
-  Pharmacy
-  Dentist
-  Business Park
-  Employment Centre

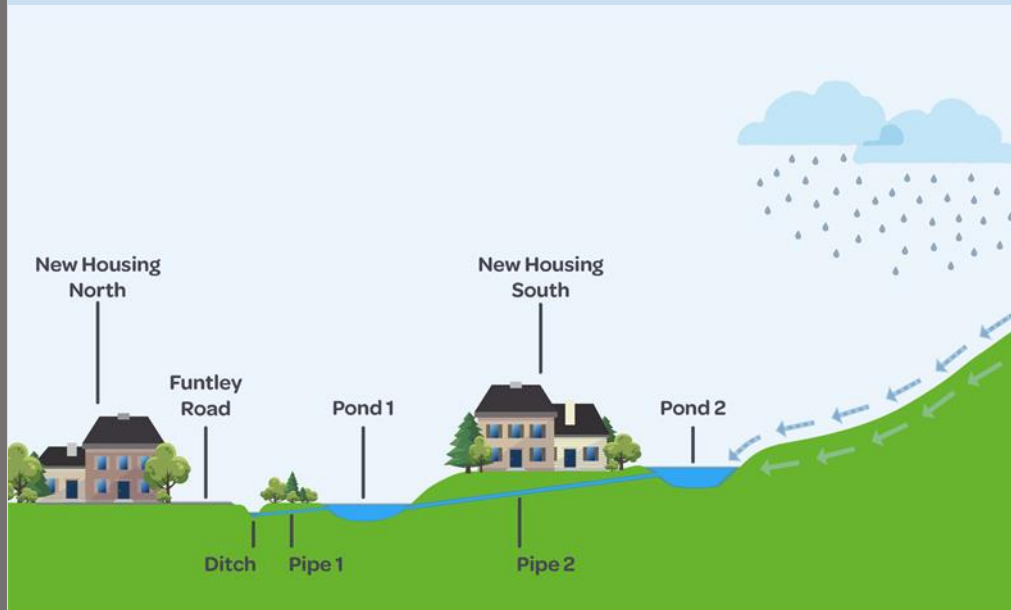


**Walk Isochrone (minutes)**

-  5
-  10
-  15
-  20
-  25



# Drainage



## Flood risk

- Site is in Flood Zone 1: low risk of flooding from rivers and sea
- Flows from site will be controlled to ensure flood risk downstream is not increased
- Historical flooding on Funtley Road, due to lack of capacity

## Drainage strategy

- Flows from the site will be restricted to control the runoff from the site
- Surface water storage will be provided onsite to cater for extreme events
- Storage be increased to allow for climate change
- Sustainable Drainage Systems (SuDS) will include swales, ponds and permeable paving
- SuDS provide storage and help maintain water quality
- A cut off drain will be provided south of the site to capture any overland or subsurface flow

# Drainage strategy & SuDS



# Benefits



- More much-needed homes for a mix of local people, 50 of which affordable and including 6 self-build plots
- Homes would be built mostly on consented built-up area; community building/local shop and community park will be retained
- Sustainable links to and from Fareham, new cycle/footpath across M27, financial contributions towards bicycle purchase and bus vouchers
- Unique opportunities for enhancing biodiversity through green links with ancient woodland and new habitat creation
- Outdoor leisure opportunities for Funtley and Fareham North residents by providing extensive public open space through the community park
- Increased job creation, local expenditure and Local Authority revenues
- Section 106 contributions including funds for the upkeep of community park and footbridge



# Questions & Answers

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## **Appendix 6 Stills from online consultation event**

Appendix 6 Stills from Online Consultation Event

Cratus Reside Funtley Webinar

Watch later Share 2/2

## Planning context – Local Plan

FAREHAM'S DEVELOPMENT STRATEGY

UPPER HAMBLE VALLEY  
LOWER HAMBLE VALLEY  
FOREST OF BERE  
FAREHAM  
PORTSMOUTH HILL  
STITCHFIELD  
STUBBINGTON  
ROTHCHESTER

MORE VIDEOS

Cratus Reside Funtley Webinar

Watch later Share 2/2

Cratus Reside Funtley Webinar

Watch later Share 2/2

Cratus Reside Funtley Webinar

Watch later Share 2/2

## Funtley Road South in relation to Welbourne

the Site – Funtley Road South

MORE VIDEOS

Cratus Reside Funtley Webinar

Watch later Share 2/2

Cratus Reside Funtley Webinar

Watch later Share 2/2

Cratus Reside Funtley Webinar

Watch later Share 2/2

## Drainage

New Housing North  
Funtley Road  
Pond 1  
New Housing South  
Pond 2  
Ditch  
Pipe 1  
Pipe 2

**Drainage strategy**

- Flows from the site will be restricted to control the runoff from the site
- Surface water storage will be provided onsite to cater for extreme events
- Storage be increased to allow for climate change
- Sustainable Drainage Systems (SuDS) will include swales, ponds and permeable paving
- SuDS provide storage and help maintain water quality
- A cut off drain will be provided south of the site to capture any overland or subsurface flow

**Flood risk**

- Site is in Flood Zone 1: low risk of flooding from rivers and sea
- Flows from site will be controlled to ensure flood risk downstream is not increased

Historical flooding on Funtley Road, due to lack of capacity

MORE VIDEOS

Cratus Reside Funtley Webinar

Watch later Share 2/2