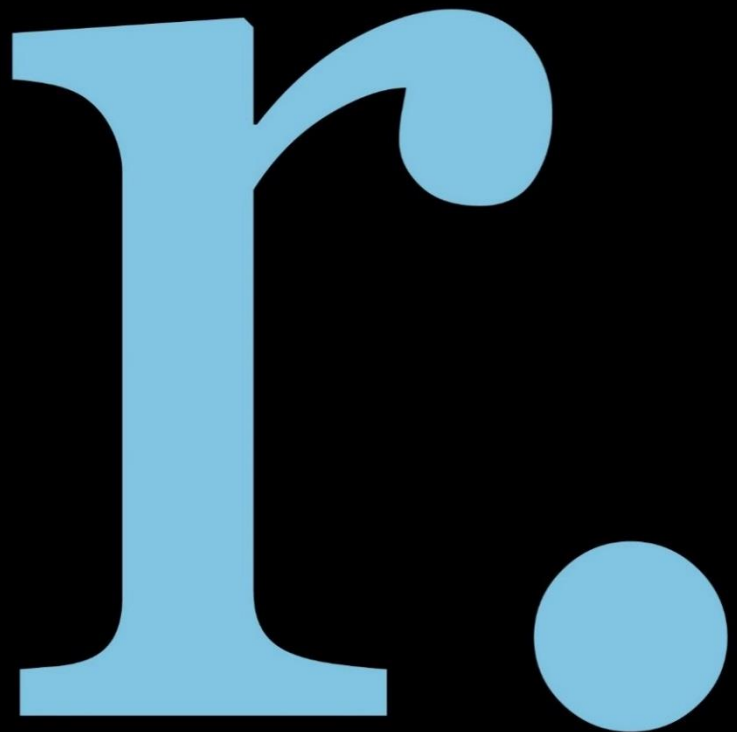


reside.

Land south of Funtley Road, Funtley

Statement of Community Involvement



## Executive Summary

Reside Developments has undertaken a programme of public consultation to outline and shape their plans for up to 125 new homes on land south of Funtley Road in Funtley, revising the existing planning consent for 55 homes on this site.

Two planning applications are being prepared; one for the housing aspect of the revised plans and one for the community park which connects across the M27 motorway into Fareham via a footbridge. The public consultation exercise has therefore focused on the communities from the village of Funtley as well as residents in Fareham North.

Pre-application public consultation activity for the proposals has included:

- distribution of 526 leaflets to households around the proposed development site, to make residents aware of the proposals, to invite them to the online consultation event and to provide them with a hard-copy response form;
- provision of Freephone number 0800 25 45 185, dedicated project email address [consultation@askfuntley.co.uk](mailto:consultation@askfuntley.co.uk) and Freepost address Freepost Middlemarch Consultation to enable various two-way communication channels for the public so they could provide feedback free of charge to them, either digitally or through traditional means;
- a project website, [www.askfuntley.co.uk](http://www.askfuntley.co.uk), outlining the proposals and providing contact details, an online feedback form as well as the opportunity to view the recorded online consultation event;
- issuing of a press release to local newspapers announcing the revised plans and the online consultation event;
- working with the Funtley Village Society to advertise the online consultation event on their social media platform for the local community, <https://www.facebook.com/funtleyvillage>, which is followed by 673 residents;
- hosting a public consultation event, held online due to Covid-19 restrictions; and
- following up letters and emails to questions and comments received throughout the public consultation process.

Local residents and their elected representatives were invited to attend the online public consultation event on Thursday 24<sup>th</sup> September from 10am until 11.30am. The event was hosted as a webinar where members of the project team presented the various relevant planning aspects of the revised plans and were on hand to answer questions. 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. Questions were collated in a Frequently Asked Questions (FAQ) document and made available on the project website as well as in hard copy on request for those not online. A recording of the online consultation event has been uploaded onto the project website where it is available to watch for anyone but in particular for those local residents and representatives who were unable to attend the live event on the day. The various feedback channels, both traditional and digital remain in place to provide members of the public with the opportunity to comments and ask questions throughout the planning process.

At the time of writing, 66 individual responses have been received, of which 24 comments and questions received during the online consultation 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.

## 1 Introduction

- 1.1 Community consultation is at the heart of Reside Developments' approach to housebuilding, not only in the pre-application stage, but for the duration of the project. This document outlines the consultation that has been undertaken prior to the submission of the planning applications, the feedback received and forthcoming consultation activities.
- 1.2 Reside Developments' public consultation programme was informed by the Statement of Community Involvement (SCI) of Fareham Borough Council, which embraces public engagement and provides general principles for how public consultation ought to be undertaken.
- 1.3 Fareham Borough Council's SCI (2017) encourages applicants to carry out pre-application discussions. On major planning proposals the Council expects applicants to notify and consult with the local community, and the undertaking of engagement events such as a public exhibition is deemed appropriate. Reside Developments has looked to carry out their consultation programme in line with these principles whilst also adhering to Covid-19 restrictions.

## 2 Consultation activities

### **Project website**

- 2.1 In order to utilise the opportunity to establish an ongoing presence for the development online, a dedicated project website was set up: [www.askfuntley.co.uk](http://www.askfuntley.co.uk). The website provides an overview of the proposals and details on how visitors to the page can engage with the consultation. The recording of the digital consultation event can be viewed and the website provides an online feedback form as well as a contact form representing two of the means of feedback which has informed this SCI.
- 2.2 The website was advertised on the leaflets that were distributed in the local area, in the press release that was issued to local media and through a local community social media page. The website content can be viewed in appendix 1.

### **Freephone, project email and Freepost**

- 2.3 To ensure that stakeholders can easily get in touch with Reside's project team about any matters relating to the proposed development, a number of free-of-charge communication channels have been provided (apart from the project website); Freephone number 0800 25 45 185, dedicated email address [consultation@askfuntley.co.uk](mailto:consultation@askfuntley.co.uk) and Freepost address FREEPOST MIDDLEMARCH CONSULTATION.
- 2.4 These communication channels were advertised through the invitation leaflet, the website and the press release that was issued to local media.

## **Invitation leaflet**

- 2.5 The leaflet for the proposed revised development is a double-sided A3 size full colour document that is designed to inform local residents about the proposals and to invite them to the upcoming online public consultation event. It provides a site map in order for residents to understand which parcel of land is referred to, as well as contact details should they wish to get in touch and a feedback form to respond to the consultation through regular post.
- 2.6 The leaflet was circulated around the proposed development site, to 526 addresses in the Funtley and Fareham North area. The leaflet can be viewed in appendix 2.

## **Press release and social media promotion**

- 2.7 A press release about the proposals and the consultation event was issued to local media The Daily Echo and The News, which both cover the borough of Fareham, on 18 September 2020. The press release can be viewed in appendix 3.
- 2.8 The consultation event was further publicised 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. The social media post can be viewed in appendix 4.

## **Online public consultation event**

- 2.9 The primary aims of the online consultation event were to provide information about the proposed development, to receive feedback that could inform the proposals and to allow members of the public to ask the project team questions and comment on the draft proposals.
- 2.10 Due to Covid19 restrictions on social gatherings it was felt appropriate to hold the community consultation event online, minimising any health risk to members of the public. The online event was hosted live via online webinar platform Zoom on Thursday 24<sup>th</sup> September from 10am until 11.30am. Members of the public were invited to register for the event so the project team could send the link to access the webinar straight to their email address. In order to allow as many attendees as possible, the link to the webinar was made directly accessible on the project website on the day of the event, with a link from the Funtley Village Society Facebook page.
- 2.11 The webinar consisted of a presentation by the project team, setting out the key aspects of the proposals, which took about half an hour, followed by a question and answer session with attendees of approximately one hour. The presentation covered a variety of topics, including the planning context, the design and landscape aspects, transport, ecology and drainage. Reside and their key consultants were on hand to discuss the draft proposals and answer any questions. The presentation slides are shown in appendix 5.

2.12 To make the content of the online consultation accessible for residents who were not able to attend the live event, a recording has been uploaded onto the dedicated project website. It can be viewed on [www.askfuntley.co.uk](http://www.askfuntley.co.uk). For the purpose of this report a number of stills have been taken which can be viewed in appendix 6. A Frequently Asked Questions document has been put together providing answers to questions asked and issues raised, which is available online as well as available in hard copy on request for those who are not online but wish to engage in the consultation exercise.

### 3. Summary of consultation feedback

#### Overall responses

- 3.1 At the time of writing this report, 66 individual responses have been received through the various feedback channels. 24 of those are comments and questions answered by the project team during the online consultation event, 16 are hard copy response forms sent to the Freepost address, 14 of which are project website feedback forms, 8 are emails, 2 are project website contact forms and there were 2 calls to the Freephone number. Copies of the submitted feedback forms, contact forms and emails can be found in appendix 7. Identifying details have been removed in accordance with GDPR guidance.
- 3.2 Feedback received from the consultation included comments that were made in relation to perceived issues and concerns about the proposed development, as well as neutral statements and questions and a few positive remarks.
- 3.3 There were clear trends in the feedback received from the consultation exercise. Comments on the same key issues were clustered into categories. They are presented in the below table, in order of frequency of reference by individual respondents.

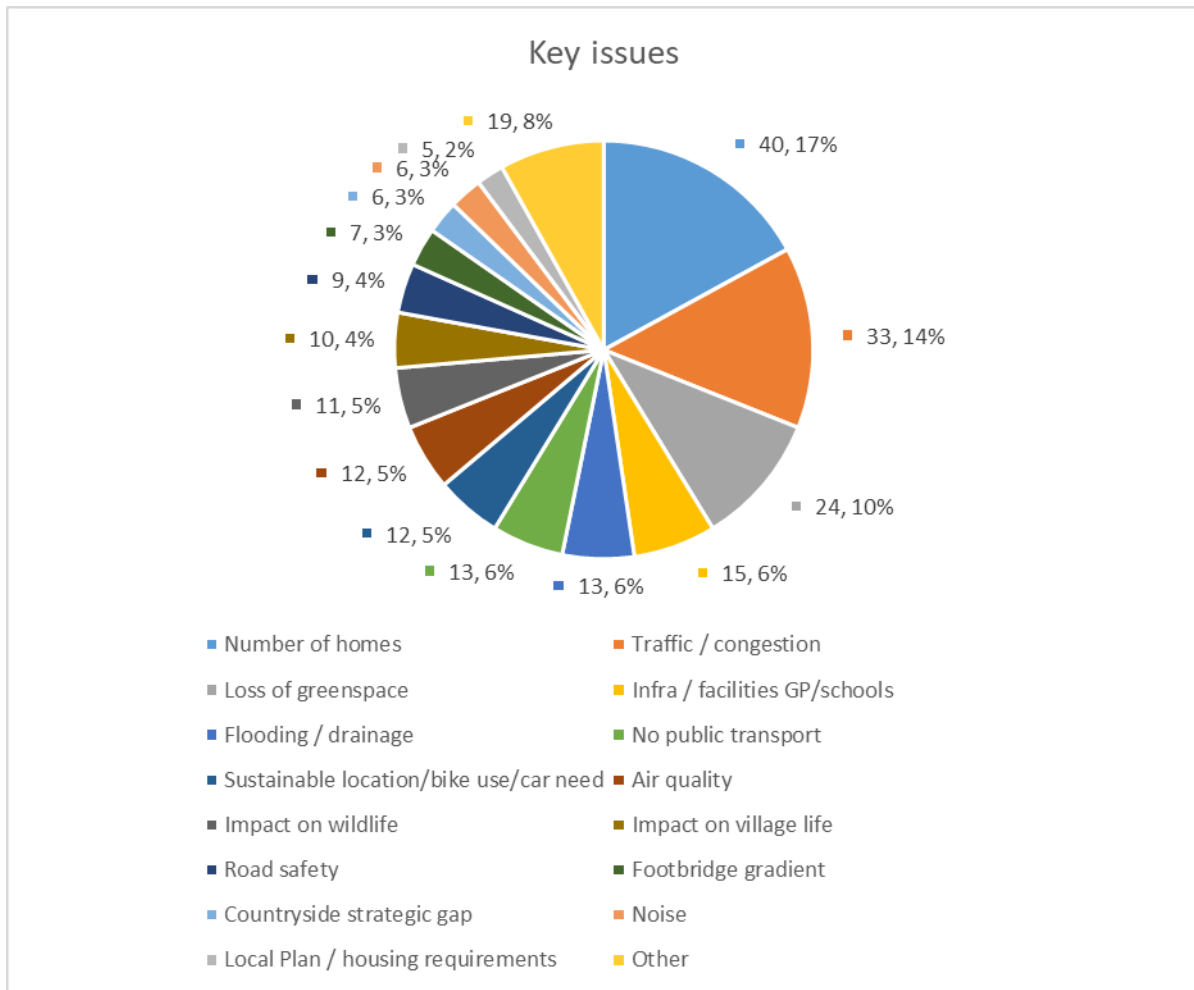
**Table 1: Frequent comments about the proposals**

	<b>Topic</b>	<b>Number of responses</b>	<b>% of total responses</b>
<b>1</b>	Questions and comments about the increased number of houses proposed for the development site	40	17%
<b>2</b>	Questions and comments about traffic and congestion issues	33	14%
<b>3</b>	Questions and comments about loss of greenspace	24	10%
<b>4</b>	Questions and comments about local infrastructure and facilities such as GP surgery and school places	15	6%
<b>5</b>	Questions and comments about flooding and drainage	13	6%

<b>6</b>	Questions and comments about the current lack of public transport in Funtley	13	6%
<b>7</b>	Questions and comments about the use of bicycles, car use and whether or not the site is in a sustainable location	12	5%
<b>8</b>	Questions and comments about air quality	12	5%
<b>9</b>	Questions and comments about the potential impacts on local wildlife	11	5%
<b>10</b>	Questions and comments about the potential impact on village life	10	4%
<b>11</b>	Questions and comments about road safety	9	4%
<b>12</b>	Questions and comments about the gradient of the link to the footbridge across the M27	7	3%
<b>13</b>	Questions and comments about the countryside gap (retaining open space between settlements)	6	3%
<b>14</b>	Questions and comments about noise	6	3%
<b>15</b>	Questions and comments about Fareham Borough Council's Local Plan and the recently reduced target numbers for housing delivery	5	2%
<b>16</b>	Questions and comments about other aspects of the plans that were mentioned fewer than 5 times	19	8%
<b>Total</b>		235	100%



**Figure 1: Key topics raised about the proposals**



3.4 The three topics that are most frequently raised by respondents include the number of homes, traffic and the loss of greenspace. These three topics were mentioned 97 times, representing 41% of comments made and questions asked about aspects of the proposed development.

3.5 Feedback about the consultation process totaled 30 comments; 19 of those (63%) were about local people feeling not listened to; they had submitted concerns about earlier developments and nearby Welborne garden community which they felt had not been taken on board by developers. 6 people (20%) felt that an online consultation was not an adequate way to consult with local residents or had issue with the timing of the event, it being the morning of a working day, and one person asked for the link to the webinar to be sent through again.

3.6 Although the majority of respondents indicate that they do not wish for any more or other facilities, 7 would like to see public transport return to the village, with 4 asking for financial support towards the community bus service.

3.7 Other comments, questions and suggestions that were made by respondents included:

- a suggestion to extend the 30mph zone on Funtley Road with the aim to improve road safety;
- a comment that having more homes on the site is a better use of space and that the development includes a lot of affordable housing;

- a comment that a shop should be large enough and that a village hall would be useful for clubs;
- a suggestion to provide storage for equipment owned by the Funtley Village Society; and
- a suggestion to provide funding for village events

3.8 23 respondents have expressed their wish to be kept informed on the proposals and receive updates, with 5 people saying they would appreciate regular, face-to-face forums taking place. None of the respondents have indicated interest in a property in the new development.

3.9 Reside Developments takes all comments into careful consideration and incorporates constructive suggestions where practicable. The project team are in an ongoing process of answering questions and addressing concerns.

#### 4. Response to consultation feedback

4.1 Specific aspects of the proposals have frequently been raised in the feedback, as identified in table 1 in the previous section. Below is a summary of the consideration given to a number of these key points:

**Table 2: Responses to frequently made comments**

<b>Topic</b>	<b>Project Team Response</b>
Number of houses proposed for the site	<p>There is a pressing need in the borough of Fareham for high-quality housing on sites that are deemed adequate for development, which includes land to the south of Funtley Road. At 55 homes, the number currently consented on this site, it is considered that the site is not fully utilised in terms of much-needed housing. This is not in line with Government policy, which encourages efficient use of the land through appropriate densities. This is reflected in Fareham Borough Council's policy which states that densities should be in keeping with developments in the surrounding area. At present the number of dwellings per hectare for the 55-unit scheme is much lower than for example the estate at Roebuck Avenue and Stag Way across Funtley Road. With careful design the housing yield can be sensitively improved without compromising consented public open space benefits such as the community park. Professional consultants are on board to assess and mitigate potential impacts on the landscape, wildlife, traffic, drainage and other aspects of the proposed development, also taking further developments in the wider area such as Welborne into consideration. Beyond just mitigation, the project team are proposing measures that will enhance and improve the site, for example by improving habitats for local wildlife. The site is sustainably located in an area with a relatively good level of local amenities and facilities, which are within walking or cycling distance, in particular now that a cycle and pedestrian link across the M27 into Fareham is being made available to the public. The environmental assessments and proposals supporting the planning applications will be available for viewing on Fareham Borough Council's planning portal in due course.</p>
Traffic and congestion	<p>Reside Developments has instructed independent transport consultants Motion to assist with the traffic and access aspects of the proposed development which are regarded as vital for the delivery of a high-quality scheme. They are working closely with Fareham Borough Council as the local planning authority and Hampshire County Council as the highways authority. Motion has been involved in the previous applications for land north and south of Funtley Road and have therefore built up local traffic and transport data spanning over a number of years, which has provided a good understanding of local traffic flows and the current baseline situation. Junction capacity modelling is underway of the wider highways network and several key junctions off-site, taking junction improvements at Welborne into consideration, to ascertain impact of the proposed development and what mitigation will be required. Initial results indicate that the proposed access junction, a priority junction without traffic lights as there is no need for those, will be able to accommodate local traffic and that the increase in traffic flow will not be significant and will not have an adverse impact on the surrounding highways. 125 homes will attract</p>

	<p>around 80-90 two-way vehicle movements within each peak hour which means that the junction would work within capacity. Speed reducing measures in Funtley Road are being considered. Many amenities are situated closely enough for future residents to walk or cycle, in particular with the new pedestrian and cycle link across the M27, further limiting the number of vehicle movements coming from and going to the site. A full transport assessment will be submitted alongside the planning applications.</p>
Loss of greenspace	<p>The role of the planning system is to find the right balance between the need for more housing and development on the one hand and the protection of landscapes and greenspace on the other. In populated areas such as the borough of Fareham this can present a real challenge, however it is felt that this particular site can accommodate up to 70 more homes without the balance being compromised. The site measures 15.98 hectares (ha) in total. Increasing the number of houses by up to 70 represents an increase in the developable area by around half a hectare. This means that the majority of the site remains undeveloped, providing much-needed public open space in particular for Fareham North ward residents where there has been a deficit in open space provision for years. The community park and rest of open space present unique opportunities in terms of outdoor leisure and biodiversity net gain, proposals for which are being consulted on and will be part of the planning application documentation which will be submitted to Fareham Borough Council in due course.</p>
Local infrastructure such as GP surgery places and school capacity	<p>Fareham Borough Council's Planning Department has not raised local infrastructure capacity as a concern in relation to this site. All relevant professional bodies will be consulted during the planning process, including Hampshire County Council in respect of school capacity. The local GP surgery is still taking new patients. At this time it is not anticipated that the future residents of the proposed development will cause existing facilities to reach capacity.</p>
Flooding and drainage	<p>Funtley Road has flooded in the past few years due to the direct run-off from the higher land down towards the road at times of heavy rainfall combined with existing blockages in the Council's drains. The drainage strategy for this site is to restrict and control flows from the site to ensure that flood risk downstream is at least not increased, but even reduced. Surface water storage will be provided on-site in the shape of swales and ponds which will store run-off water on-site and restrict the flow into the local ditch, controlling the outflow. Also, permeable paving will be used in the built-up areas of the proposed development. The land at the south of the site is higher, directing the flow of water towards the development and Funtley Road. We will incorporate a cut-off drain as well as a storage area which will store run-off water and improve water quality as well. It will then be conveyed through the site through numerous swales and ponds into the northern storage area just south of Funtley Road, before discharging into the local drainage system. In line with current guidance storage allowance is being put forward to accommodate the impacts of climate change. The drainage consultant is liaising closely with Hampshire County Council as the relevant authority for this particular technical aspect.</p>

Public transport	Bus service 20 has been redirected away from the village but the transport consultant is working with Fareham Borough Council and Hampshire County Council to ascertain what can be done to reintroduce that service or an alternative service back to the village, or how the shortfall can be addressed. The pedestrian link across the M27 connects to the bus service in Thames Drive, Fareham, but increasing the number of residents of Funtley would likely increase the demand for public transport therefore the project team is working with local authorities on how to address the current shortfall.
------------------	---

4.2 Responses are being sent to those who asked questions during the consultation process. Where possible responses are sent electronically in order to reduce the use of paper.

4.3 Reside Developments will ensure that local residents and stakeholders who have asked to be kept updated about the project continue to be involved in the process and are kept informed of the proposals' progress through the planning system.

## **Appendices**

## Report presented by

Cratus Communications

The White Building 1-4

Cumberland Place

Southampton

SO15 2NP

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

Telephone: 01306 877500  
Email: [amunton@residedevelopments.co.uk](mailto:amunton@residedevelopments.co.uk)  
[residedevelopments.co.uk](http://residedevelopments.co.uk)

