

reside.

Land South of Funtley Road, Funtley

Design and Access Statement

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Section 1
Introduction



Section 2
The site and its context



Section 3
Design development



Section 4
The proposal



Section 5
Visualisations



Section 6
Conclusion



Section 7
Appendices
i Parameter plan
ii Meon Valley Village Precedent Study Feb 2019
(under separate cover)

HUNTLEY

1 Introduction

Section 1: Introduction

1.1 Introduction

1.2 Site location and description

1.3 Planning context

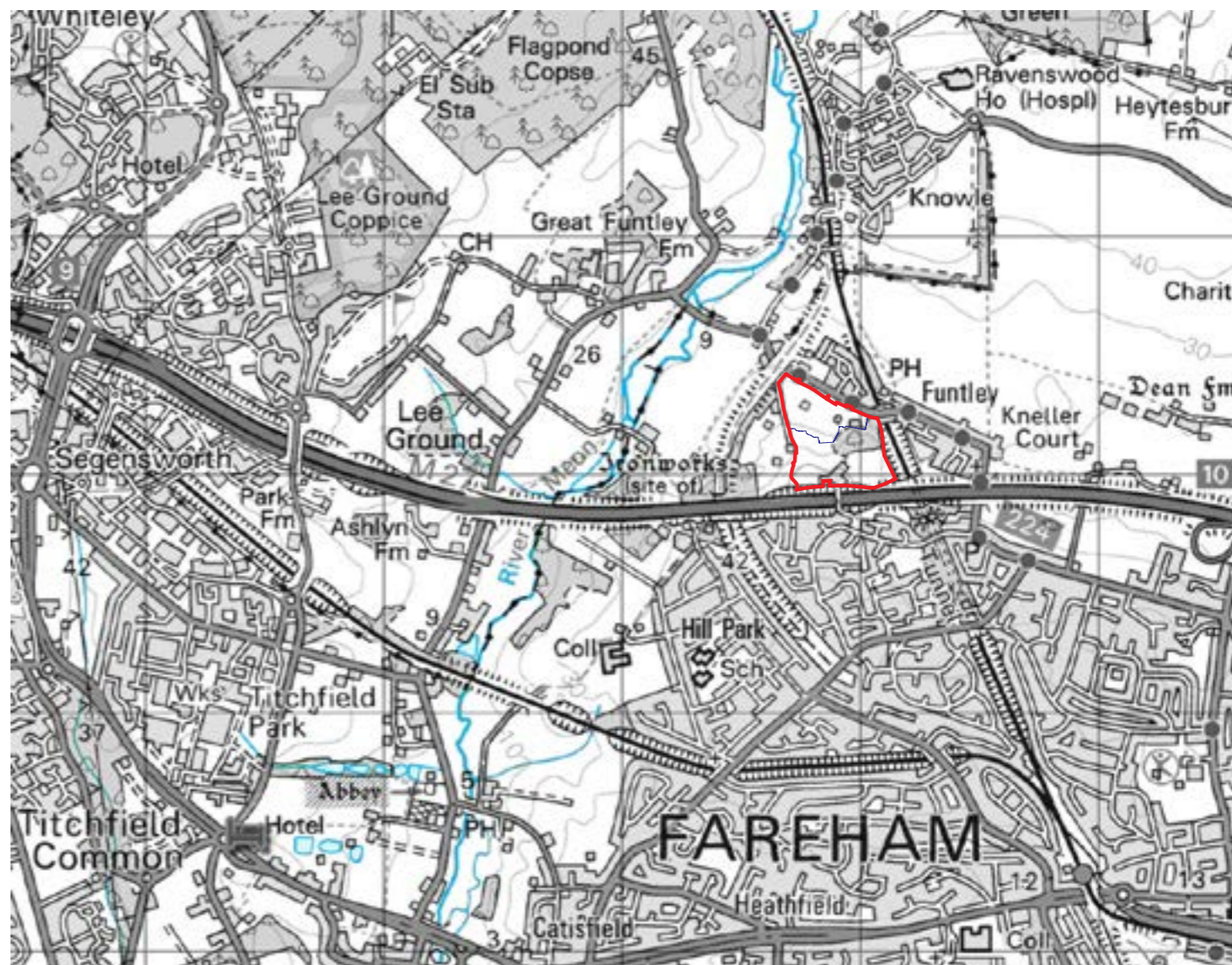
1.1 Introduction

This document has been prepared on behalf of Reside Developments Ltd in support of a revised outline application for up to 125 dwellings and a change of use planning application for a new community park on land south of Funtley Road in Funtley, Hampshire.

In September 2020, Fareham Borough Council granted outline consent for demolition of existing buildings and construction of 55 dwellings (including 3 custom-build homes) community building incorporating a local shop, access and associated landscaping, infrastructure and development works at the site. The principle of housing on this site has therefore been established.

The purpose of this document is to explain the process that has led to the masterplan proposals, and in particular, the extent to which local context and planning policy has informed the masterplan. It explains the design principles and concepts that have been applied to the proposed scheme and introduces the masterplan and explains the rationale behind its development.

This Design and Access Statement is intended to serve as a common source of information and guidance for all those involved in the future development of the Funtley Road site. It is not intended as a detailed account of all parts of the site nor a source of ready-made design solutions. Rather the Design and Access Statement sets out a range of general issues and principles concerning design which will be necessary in order to determine the reserved matters applications relating to the outline consent.



The site in the wider context

Section 1: Introduction

1.1 Introduction

1.2 Site location and description

1.3 Planning context

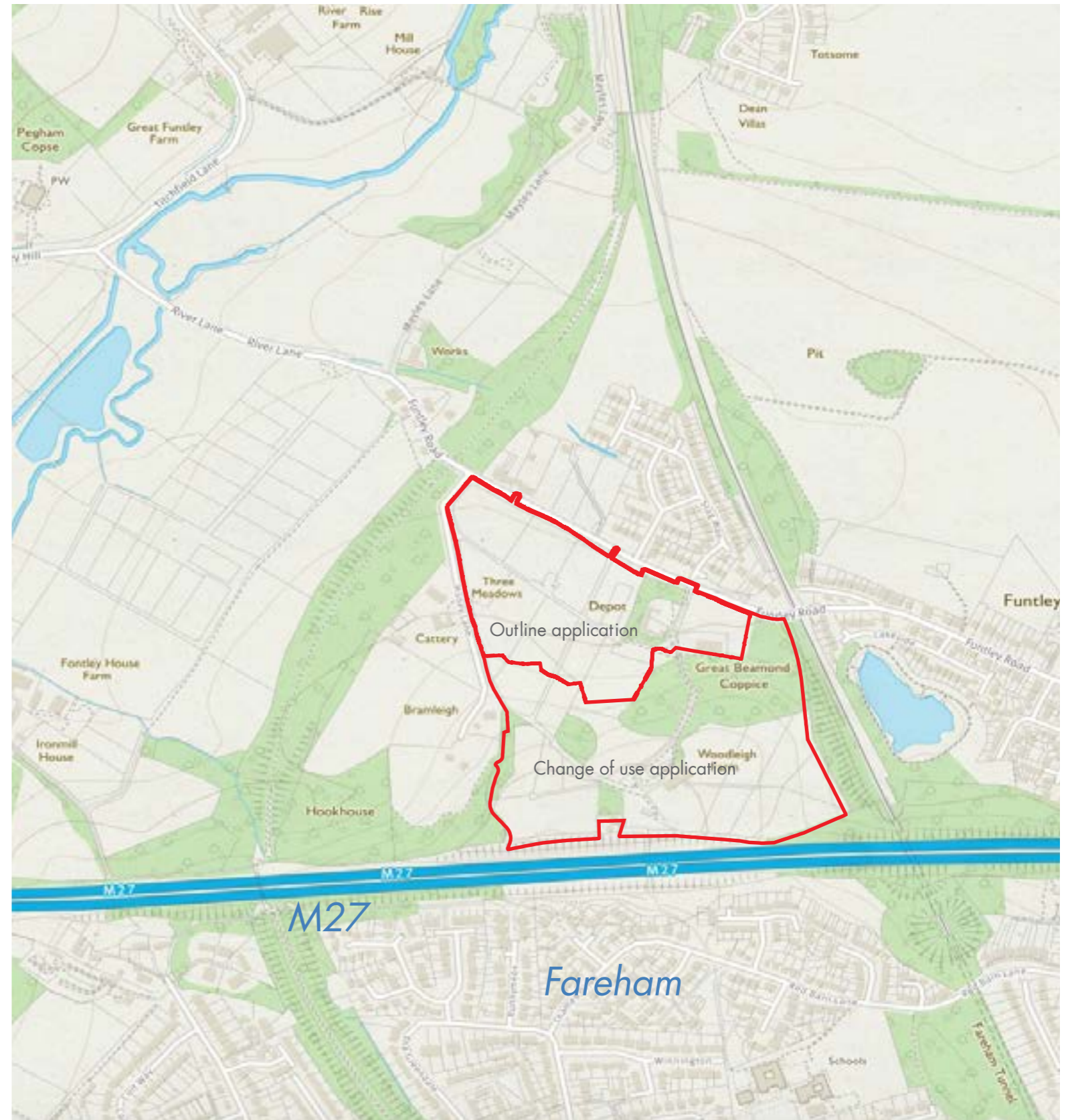
1.2 Site location and description

Outline application to provide up to 125 one, two, three and four-bedroom dwellings including 6 Self/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.

The site area is 15.98 hectares. The Outline application area is 6.09 hectares plus 0.09 hectares highway access.

Change of Use: change of use of land from equestrian/ grazing to community park following demolition of existing buildings. The Change of Use application is 9.89 hectares.

Funtley, from the Anglo-Saxon "Funtaleg", meaning 'Springs', formerly Fontley, is a village in the north of the borough of Fareham, Hampshire. The village originally grew from the development of a clay quarry, known as Fareham Red. The bricks were widely used most famously in the construction of the Royal Albert Hall in London. Sometimes still known as 'Fontley' by locals, the village is no longer a discrete settlement owing to the post-World War II expansion of Fareham, and is now a suburb separated from the main conurbation by the M27 motorway. The brickworks are long closed, the clay quarry is now a fishing lake, however the village's pub, The Minors Arms, survives as a testament to its former industry. The site is located to the west of the existing village, adjacent to the railway line, and accessed from Funtley Road. The site lies wholly within the jurisdiction of Fareham Borough Council and is located within the designation of Area Outside of Defined Urban Settlement Boundary.



The Applications sites

Section 1: Introduction

1.1 Introduction

1.2 Site location and description

1.3 Planning context

1.3 Planning context

Fareham Borough Local Plan

A new Fareham Local Plan 2036 is being produced to set the overall strategy for future development and growth in Fareham Borough, and this has been subject to many delays over the past few years. The Council has recently produced a Draft Pre-Submission Local Plan, which will be considered imminently by the Planning and Development Scrutiny Committee on 1 October; Executive on 12 October; and Council on 22 October. It will shortly thereafter be published for consultation under Regulation 19.

The site has been proposed for allocation through policy HA10 of the Regulation 19 Publication Draft Fareham Local Plan 2037. This proposed allocation policy follows on from the site's inclusion as a draft allocation through policy HA10 in the Regulation 18 Draft Local Plan published in October 2017. Emerging Policy HA10 identifies the site for housing with an indicative yield of 55 houses at around 20dph. The draft allocation requires primary access to be from Funtley Road with safe pedestrian connections across Funtley Road to existing housing and also connections to the existing footpath and bridleway network in the area and to Funtley village. It is also expected to connect both functionally and visually to the open space allocation to the south. On-site woodland is to be retained and a 15m buffer maintained around Beamond Coppice woodland SINC.

In September 2020, Fareham Borough Council granted outline consent for demolition of existing buildings and construction of 55 dwellings (including 3 custom-build homes) community building incorporating a local shop, access and associated landscaping, infrastructure and development works at the site. The outline approval therefore establishes the principle of new housing on the site.

Welborne Garden Village

In 2005 a strategic development area was identified to the north of the M27 and proposed to the South East England Regional Assembly for inclusion in the South East Plan. The Plan proposed the allocation of a Strategic Development Area within Fareham Borough to the north of the M27 motorway comprising 10,000 new dwellings.

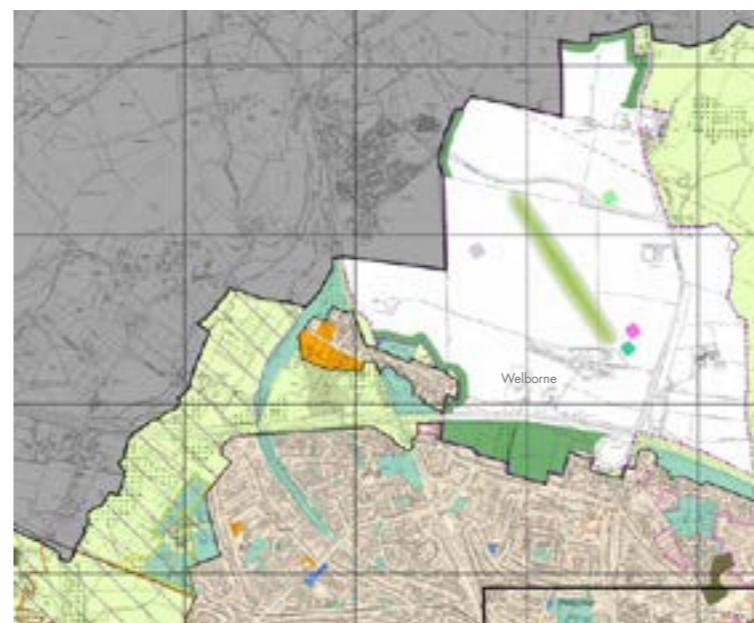
The Core Strategy was adopted in 2011 and included a specific policy relating to the new Welborne Garden Village. In 2015, the Council adopted the Local Plan Part

3: The Welborne Plan. This planning document sets out how the broad type, location, amount and character of the development at Welborne and guides the Council in decision-making on future planning applications for the site.

An outline application was determined at Planning Committee held on 16th October 2019 resulting in a resolution to grant consent. The outline application proposes the following:

- a new community of up to 6000 homes
- a district centre and smaller village centre, with shops and community facilities
- commercial, industrial, warehousing and employment space
- a secondary school and 3 primary schools
- parks, green open spaces and sports pitches
- a remodelled M27 J10 to turn it into an all moves junction
- works to the A32 including the creation of three highway junctions and new crossing(s)
- connections to the surrounding cycleway and pedestrian network

Welborne Garden Village is located 400m to the north-east of the site. The site will be in close proximity to new shops, community facilities and schools, increasing its sustainability credentials.



Fareham draft local plan to 2036 Policies map showing context of site with orange areas allocated and the extent of Welborne garden village uncoloured

Supplementary Planning Documents (SPDs)

Supplementary Planning Documents (SPDs) provide more detailed guidance on a specific policy or issue set out in the Local Plan, in order to provide further clarity on how that policy should be implemented and assist applicants in making successful applications.

The Fareham Borough Design Guidance SPD provides further visual guidance to Policy CS17: High Quality Design of the Core Strategy and sets out Fareham Borough Council's aspirations for high quality design to householders, developers and other interested parties. Section 2 of the SPD sets out the design requirements for new dwellings within the Borough. The proposed development will be designed to accord with the requirements set out in the SPD.

The [Open Space assessment](#) is addressed by Ward. The site is located within Fareham North ward. That shows that Fareham North has sufficient provision of access to natural greenspace with unrestricted access but a significant deficit with respect to formal sports provision, and a slight underprovision with respect two parks and amenity open space and youth/play provision.

Also relevant to the site, due to the potential footpath link across the M27 (currently private but potentially public access to link the Wards) is the provision of open space within Fareham North-West Ward. Here there is significant underprovision of open space in all types including natural greenspace, sports facilities, parks and amenity open space and youth/play provision. However the deficit of sports provision reduces when restricted access sites are taken into account. We also note that according to the Index of Multiple Deprivation the most deprived areas within the Borough are within the North-west Ward.

Allotments

There is a waiting list across the Borough and no allotments close by in this part of the Borough.



plan of allotment sites - Fareham Allotment Association

Section 1: Introduction

1.1 Introduction

1.2 Site location and description

1.3 Planning context

Landscape

Policy NE1: Landscape notes that development will be permitted only where it can be demonstrated, through a robust landscape assessment, that the proposals satisfy the specific development criteria contained within the Council's Landscape Sensitivity Assessment for the character area in which the development is located. Development proposals should include a comprehensive landscaping mitigation and enhancement scheme to ensure that the development is able to successfully integrate with the landscape and surroundings. Landscape proposals should be proportionate to the scale and nature of the development and in accordance with the enhancement opportunities specified in the Council's Landscape Sensitivity Assessment.

The assessment, whilst attributing high landscape sensitivity overall to the LCA notes that the Funtley Road area is visually enclosed and already influenced by housing development and 'scruffy' horse paddocks and buildings. It concludes that limited, sensitive residential development could be accommodated and absorbed into the landscape within an enhanced landscape structure. Importantly the Meon Valley needs to be better connected to Fareham North and North-west to address access to natural greenspace deficiencies.

Renewable and Low Carbon Energy

Policy IN4 states that FBC recognises that increasing the use of renewable and other low carbon technologies is a key part of meeting the challenging CO2 emission reduction targets set by the Government. It advocates incorporating low and zero energy production into the construction of new development but also recognises that it needs to encourage standalone schemes that contribute to national and regional targets for renewable energy production.



●●●●●●●● Meon Valley Trail

A study was commissioned by Parsons Brinckerhoff, consulting engineers, to identify areas with least constraints to solar energy generation. The main constraints were designations and built development. All renewable and low carbon energy proposals will be considered on their individual merits with regard to scale, location, technology type and long term impacts.

Summary

- FBC draft Local Plan proposes housing allocation HA10 south of Funtley Road for 55 dwellings & open space
- Fareham North Ward has adequate open space except formal sports provision
- Fareham NW Ward (south of M27) has some of the highest deprivation in the Borough and shortages of all types of accessible open space
- allotments have waiting lists across the Borough and there are none in the Fareham North and North-west Wards
- community and indoor sports facilities are adequate across the Borough, although often ageing
- better connections across the site and to the Meon Valley Trail would help address some of the open space deficiencies as well as enhance countryside access
- FBC are seeking net gains in biodiversity through development
- FBC require comprehensive landscape mitigation & enhancement to ensure development integrates with its landscape context
- The Meon Valley LCA is important in separating settlements and as part of the sub-regional 'blue' infrastructure network
- FBC assess the Meon Valley LCA as having high sensitivity. The enclosure of the Funtley Road area and its existing land uses suggests that FBC acknowledges the scope for limited sensitive residential development provided landscape structure is enhanced
- the site lies in an area assessed as 'least constrained' with respect to solar energy generation

If opened to public access the site could connect Fareham to the wider countryside and the Meon Valley. Subject to development size it could also contribute to plugging the gap in the Meon Valley trail which would ultimately link Fareham to the South Downs National Park.



This is no longer farmed countryside but has been given over to horse grazing and non-productive uses. The landscape only allows limited views into the site ...

2 The site and its context

Section 2: The site and its context

2.1 Overview of the site

2.1 Overview of the site

The site is on Funtley Road and is enclosed within a triangle of land bounded by the M27 to the south, a railway line to the east and a disused railway spur to the west, now a bridleway. Funtley village is to the east of the railway line and Fareham is to the south of the M27. Land to the west is small scale, well wooded agricultural land within the relatively intact landscape of the Meon Valley whose river dissects the chalk escarpment of the South Downs.

To the east and north-east are larger scale agricultural fields, beyond Funtley village, earmarked for the 6000+ house settlement of Welborne. Welborne development is proposed as a strategic allocation within the draft local plan but is not considered deliverable at this stage.

The land immediately to the north of Funtley Road was developed in the 1990's for medium density residential development on a site which was, historically, brickworks, clay pits and an abattoir.

The site appears to have a history of agricultural use with a number of fields, once enclosed by hedgerows. It had extensive coppice woodland which is now reduced in area, although what remains is mostly designated Ancient woodland (replanted) and SINC.

The site is now used as horse paddocks, with associated large agricultural buildings, stables, yards and fencing.

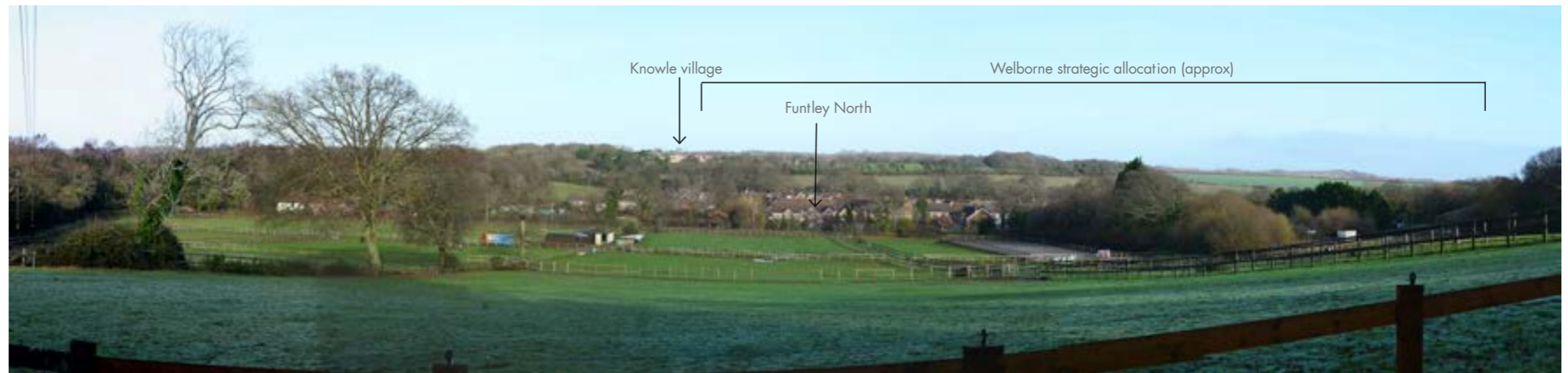
The combination of existing medium density housing to the north, existing uses as paddocks with a scattering of agricultural buildings (some large), some individual large residences and a cattery on Honey Lane, pylon line, street lighting etc give this area an urban fringe character.

The triangle of land that forms the immediate context is highly enclosed and isolated from surrounding areas. These include:

- the M27 over the brow of the hill to the south. Though hidden from view the motorway is audible.
- the railway in cutting to the east (the road passes over a bridge to reach Funtley village) – the railway is not visible due to woodland in the east of the site and along the railway;
- the disused railway spur to the west which is now a bridleway within a heavily wooded embankment.

The 1990's housing to the north, proposed housing site and Oak Cottages to the west are also isolated with no visual or easy connection to Funtley village due to severance by the railway.

Funtley village is lacking in facilities with only a social club and pub north of the M27, although Fareham offers more comprehensive facilities to the south of the M27, within easy driving distance.



... views into the site are quite contained and the site is generally isolated by infrastructure, old and new ...

Section 2: The site and its context

2.1 Overview of the site

2.2 Topography and geology

2.3 Landscape & heritage Designations

2.4 Community facilities

2.5 Water, drainage & flood risk

2.6 Landscape character

2.7 Views and visual amenity

2.8 Ecology

2.9 Trees and vegetation

2.10 Historical and current uses

2.11 Movement and connectivity







2.2 Topography and geology

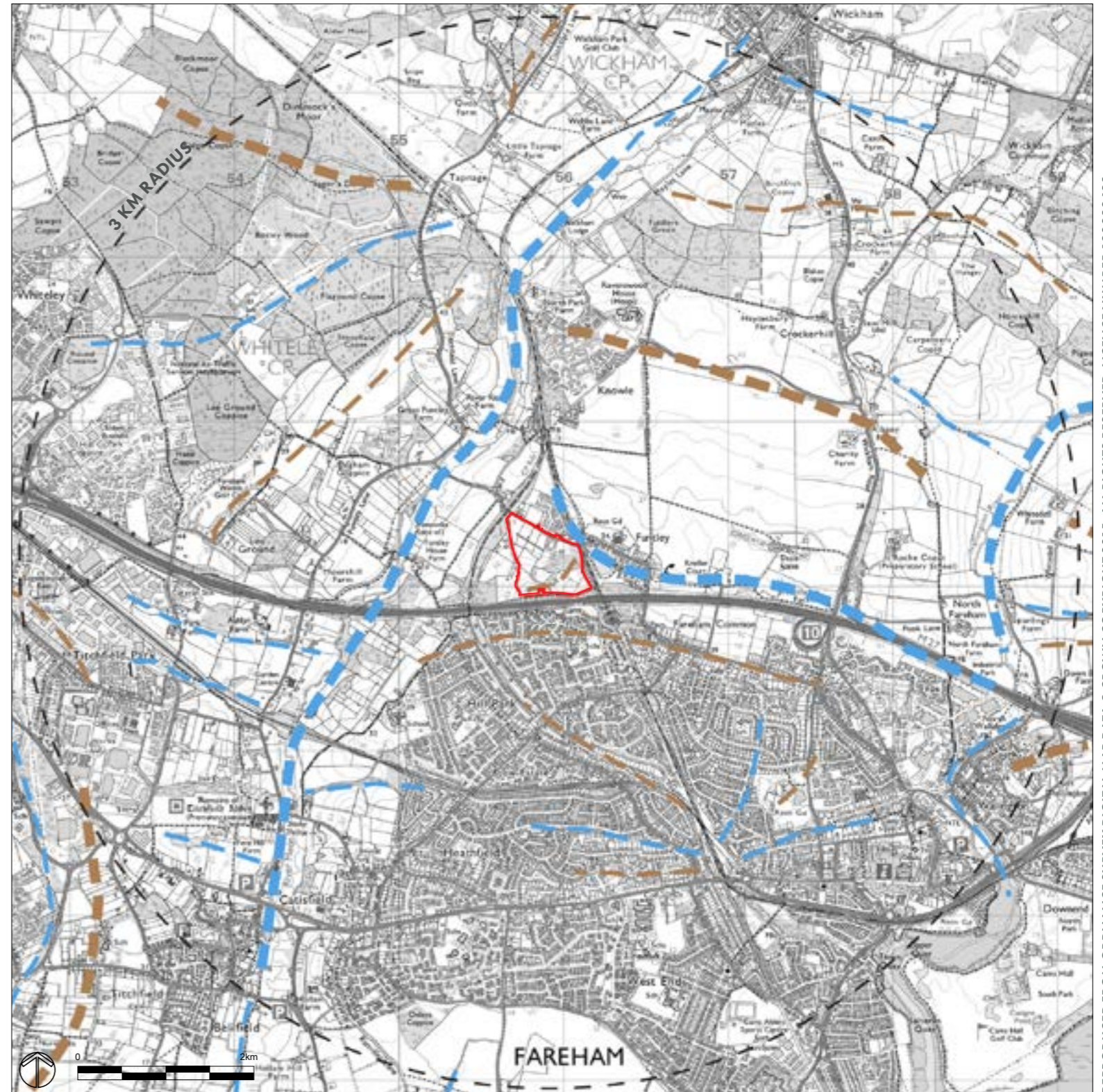
The site generally slopes from south-west to north-east with the lowest point of the site on the north-west corner of the site near Honey Lane. The slopes vary with an upper, flatter plateau area to the south-west at around 55m AOD, steeper slopes in the middle and lower flatter paddock areas in the north and north-west at approx. 19m AOD.

The Deviation line to the west is embanked whilst the M27 on the southern boundary is in cut. The railway line to the east enters a tunnel through the higher ground just east of the site.

The northern lower lying half of the site is located on the Lambeth group sedimentary bedrock with no overlying superficial deposits. The southern sloping half of the site lies on the London clay formation bedrock with a band of Bognor sand member bedrock as well as superficial river terrace deposits (gravels) in places.

legend

-  site boundary
-  study area (3km radius)
-  major ridge line
-  minor ridge line
-  major valley
-  minor valley



From Fabrik report January 2017

Section 2: The site and its context

2.1 Overview of the site

2.2 Topography

2.3 Landscape & heritage designations

2.4 Community facilities

2.5 Water, drainage & flood risk

2.6 Landscape character

2.7 Views and visual amenity

2.8 Ecology

2.9 Trees and vegetation

2.10 Historical and current uses

2.11 Movement and connectivity

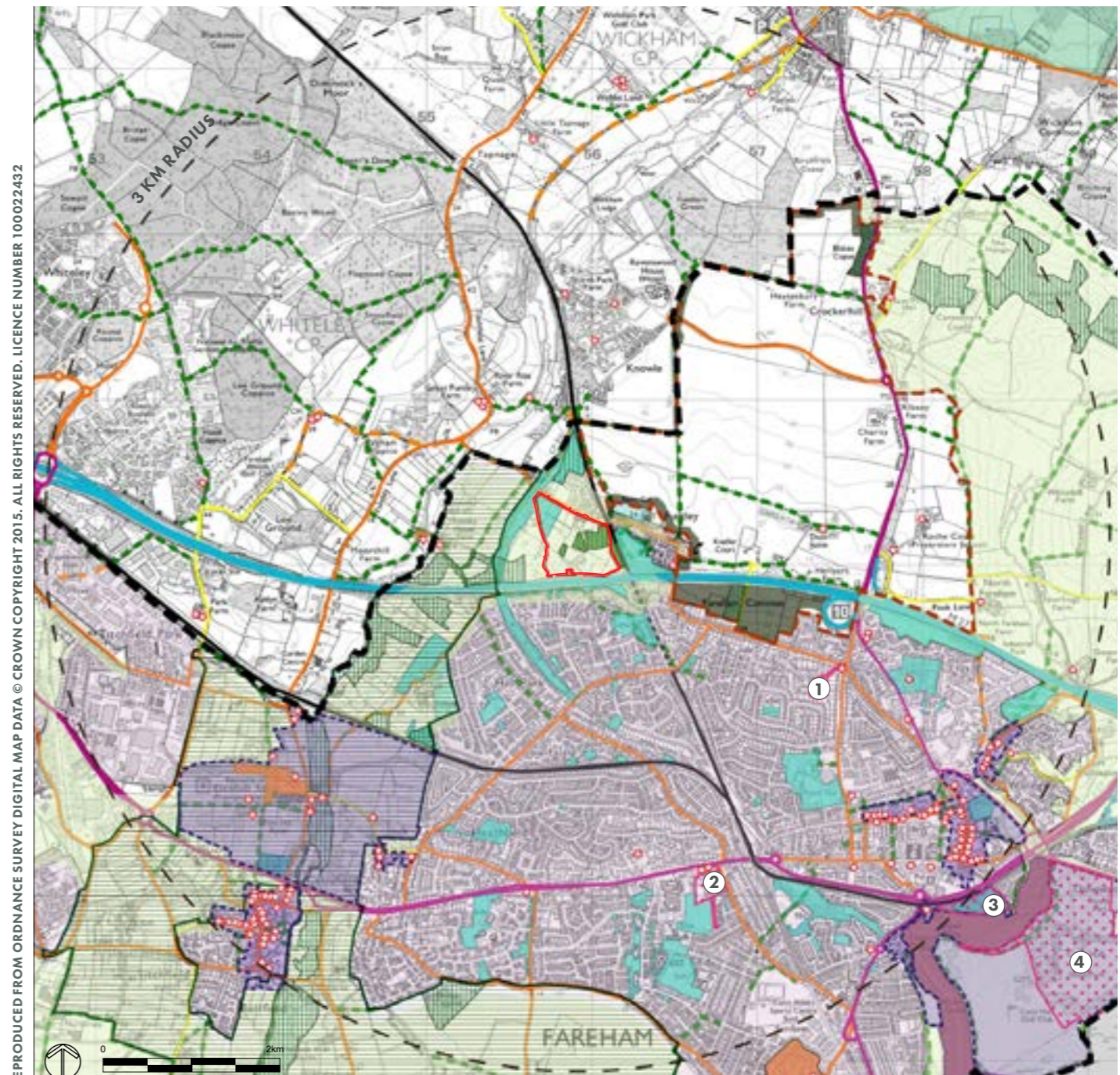
2.3 Landscape and heritage designations

There are no landscape or heritage designations within or adjacent to the site. The north-eastern part of the site includes an area of Ancient Replanted woodland known as Great Beamond coppice. Hookhouse coppice lies just outside the site to the south-west.

The landscape and heritage designations plan to the right shows the site in the context of the wider area. The diagram below shows where Tree Preservation Orders apply in relation to the application site.



Tree Preservation Orders



Landscape and heritage designations

- | | |
|--|--|
| SITE BOUNDARY | TREE PRESERVATION ORDER |
| LOCAL AUTHORITY BOUNDARY | EXISTING OPEN SPACE (POLICY CS22) |
| STUDY AREA (3 KM RADIUS) | SCHEDULED ANCIENT MONUMENT (POLICY DSP5) |
| SOUTH DOWNS NATIONAL PARK | CONSERVATION AREA (POLICY DSP5) |
| SITE OF IMPORTANCE OF NATURE CONSERVATION (POLICY CS4/DSP13) | LISTED BUILDING (POLICY DSP5) |
| SPECIAL PROTECTION AREA & RAMSAR SITE (POLICY CS4) | HISTORIC PARK & GARDENS (POLICY DSP5) |
| WELBORNE POLICY BOUNDARY (POLICY CS13) | 1 UPLANDS |
| AREA OUTSIDE OF DEFINED URBAN SETTLEMENT BOUNDARY (POLICY CS14/DSP6) | 2 BISHOPSWOOD (BLACKBROOK GROVE) |
| STRATEGIC GAP (POLICY CS22) | 3 BATH LANE RECREATIONAL GROUND |
| | 4 CAMS HALL |
| | DEFINED URBAN SETTLEMENT |
| | WELBORNE SETTLEMENT BUFFERS (POLICY: WEL5) |

Section 2: The site and its context

2.1 Overview of the site

2.2 Topography

2.3 Landscape & heritage Designations

2.4 Community facilities

2.5 Water, drainage & flood risk

2.6 Landscape character

2.7 Views and visual amenity

2.8 Ecology

2.9 Trees and vegetation

2.10 Historical and current uses

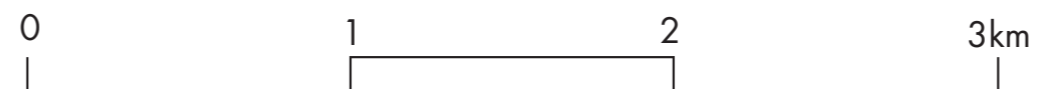
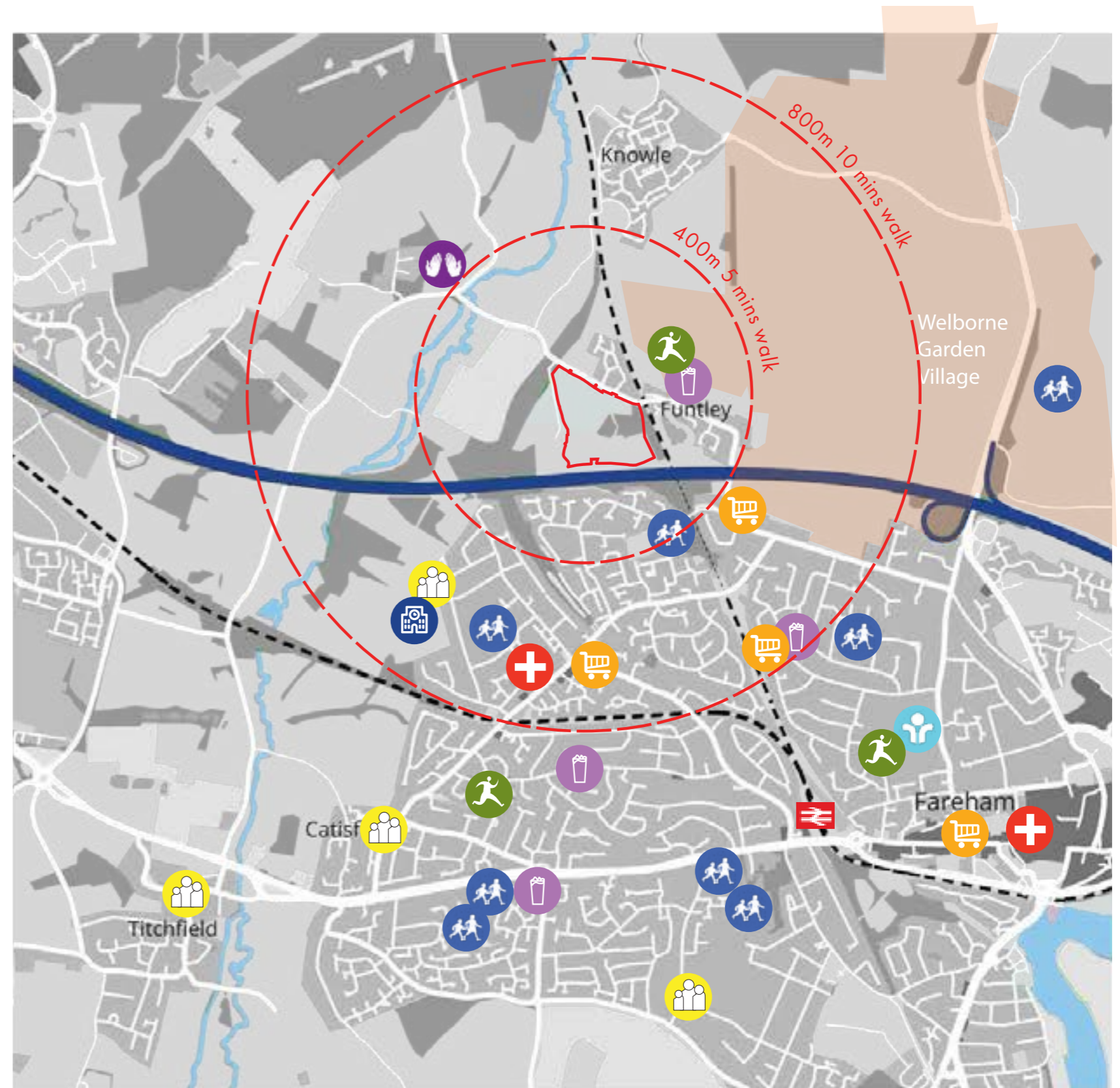
2.11 Movement and connectivity

2.4 Community facilities

The site is located north of Fareham and to the west of Funtley. The plan shown here indicates some of the key local facilities in the area which, as can be seen, are mainly to the south. The five minute and ten minute walking distances are shown in relation to the site.

The village of Funtley has a pub, The Miners Arms, a social club less than 5 minutes walk away and a convenience store which is just over 1km away to the east at the corner of Red Barn Land and Kiln Road, which is also a Post Office.

-  Primary School
-  Secondary School
-  Local Shops
-  Post Office
-  Health centre/surgery
-  Place of Worship
-  Community Centre
-  Recreation Ground
-  Leisure Centre
-  Pub/café
-  Station



Section 2: The site and its context

2.1 Overview of the site

2.2 Topography

2.3 Landscape & heritage Designations

2.4 Community facilities

2.5 Water, drainage & flood risk

2.6 Landscape character

2.7 Views and visual amenity

2.8 Ecology

2.9 Trees and vegetation

2.10 Historical and current uses

2.11 Movement and connectivity

2.5 Water, drainage, flood risk

The flood risk assessment prepared by Motion states that the site is in Flood Zone 1 with low risk of flooding from fluvial sources.

There has been flooding on Funtley Road in the past, which is due to lack of capacity in the drainage system and runoff from the fields. This is addressed on page 55 of this Design and Access Statement.



ENVIRONMENT AGENCY FLOOD MAP

- LEGEND
- SITE BOUNDARY
 - FUNTLEY VILLAGE
 - FLOOD ZONE 3
 - FLOOD ZONE 2
 - FLOOD ZONE 1
 - MAIN RIVER

Section 2: The site and its context

2.1 Overview of the site

2.2 Topography

2.3 Landscape & heritage Designations

2.4 Community facilities

2.5 Water, drainage & flood risk

2.6 Landscape character

2.7 Views and visual amenity

2.8 Ecology

2.9 Trees and vegetation

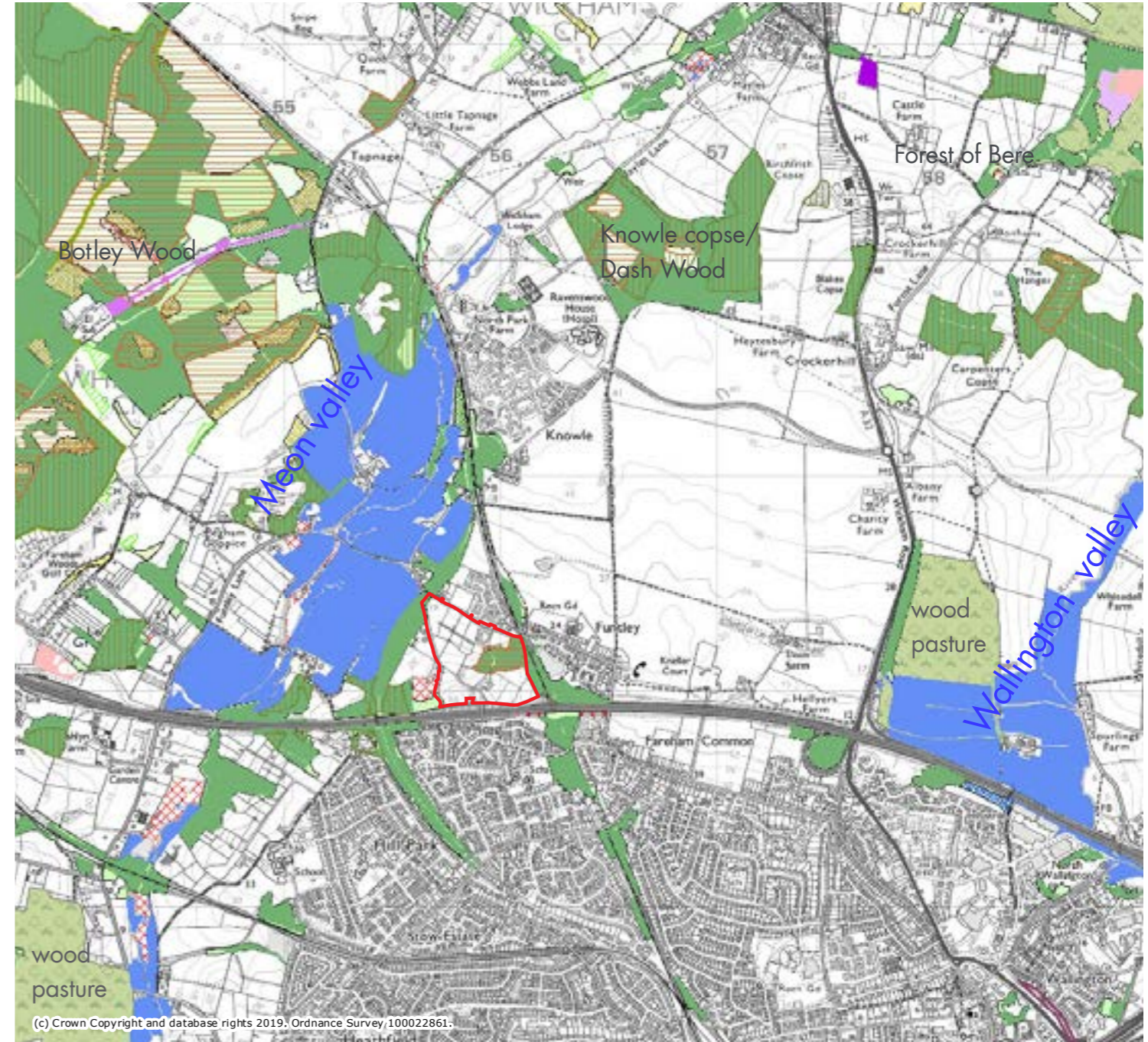
2.10 Historical and current uses

2.11 Movement and connectivity

2.6 Landscape character

Fareham BC landscape assessment, 2017 states that at the 'macro' scale the essence of the landscape character of Fareham is its open rolling chalk downland at Portsdown Hill, the heavily wooded farmland of the Forest of Bere, to the north, the flat coastal plain framed by estuaries and marine landscapes, and the north-south river valleys that cut through the Borough, including the Hamble and Meon, that connect the rural hinterland to the coast. It is these distinctive landscape features that provide the framework for the Borough's settlements. The assessment concludes that the continuing ability to 'read' this bigger picture is fundamental to determining what is acceptable landscape change and to maintaining the identity and sense of place of different parts of the Borough.

However, it notes that in many places the rural/urban interface is blurred by fringe landscapes. Whilst still characterising the area in the Funtley triangle as part of the Meon Valley district LCA, the assessment recognises the anomaly of residential development north of Funtley Road, coupled with the urban fringe uses for paddocks, small buildings etc. That area remains, at present, outside the Funtley settlement boundary. This area (unlike the rest of the Meon Valley LCA), with the significant wooded areas and enclosure they provide is considered to be able to accommodate limited, sensitively designed development, particularly if the landscape structure is enhanced.



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- | | | |
|---|---|---|
| <ul style="list-style-type: none"> ■ Priority Habitat Inventory - Calaminarian Grassland (England) ■ Priority Habitat Inventory - Coastal and Floodplain Grazing Marsh (England) ■ Priority Habitat Inventory - Good quality semi-improved grassland (Non Priority) (England) ■ Priority Habitat Inventory - Lowland Calcareous Grassland (England) ■ Priority Habitat Inventory - Lowland Dry Acid Grassland (England) ■ Priority Habitat Inventory - Lowland Meadows (England) ■ Priority Habitat Inventory - Purple Moor Grass and Rush Pasture (England) | <ul style="list-style-type: none"> ■ Priority Habitat Inventory - Upland Calcareous Grassland (England) ■ Priority Habitat Inventory - Upland Hay Meadows (England) ■ Priority Habitat Inventory - Lowland Heathland (England) ■ Priority Habitat Inventory - Mountain Heaths and Willow Scrub (England) ■ Priority Habitat Inventory - Upland Heathland (England) ■ Priority Habitat Inventory - Blanket Bog (England) ■ Priority Habitat Inventory - Lowland Fens (England) | <ul style="list-style-type: none"> ■ Priority Habitat Inventory - Lowland Raised Bog (England) ■ Priority Habitat Inventory - Reedbeds (England) ■ Priority Habitat Inventory - Upland Flushes, Fens and Swamps (England) <p>Ancient Woodland (England)</p> <ul style="list-style-type: none"> ■ Ancient and Semi-Natural Woodland ■ Ancient Replanted Woodland ■ Priority Habitat Inventory - Deciduous Woodland (England) ■ Forestry Commission Legal Boundary (England) |
|---|---|---|

Section 2: The site and its context

2.1 Overview of the site

2.2 Topography

2.3 Landscape & heritage Designations

2.4 Community facilities

2.5 Water, drainage & flood risk

2.6 Landscape character

2.7 Views and visual amenity

2.8 Ecology

2.9 Trees and vegetation

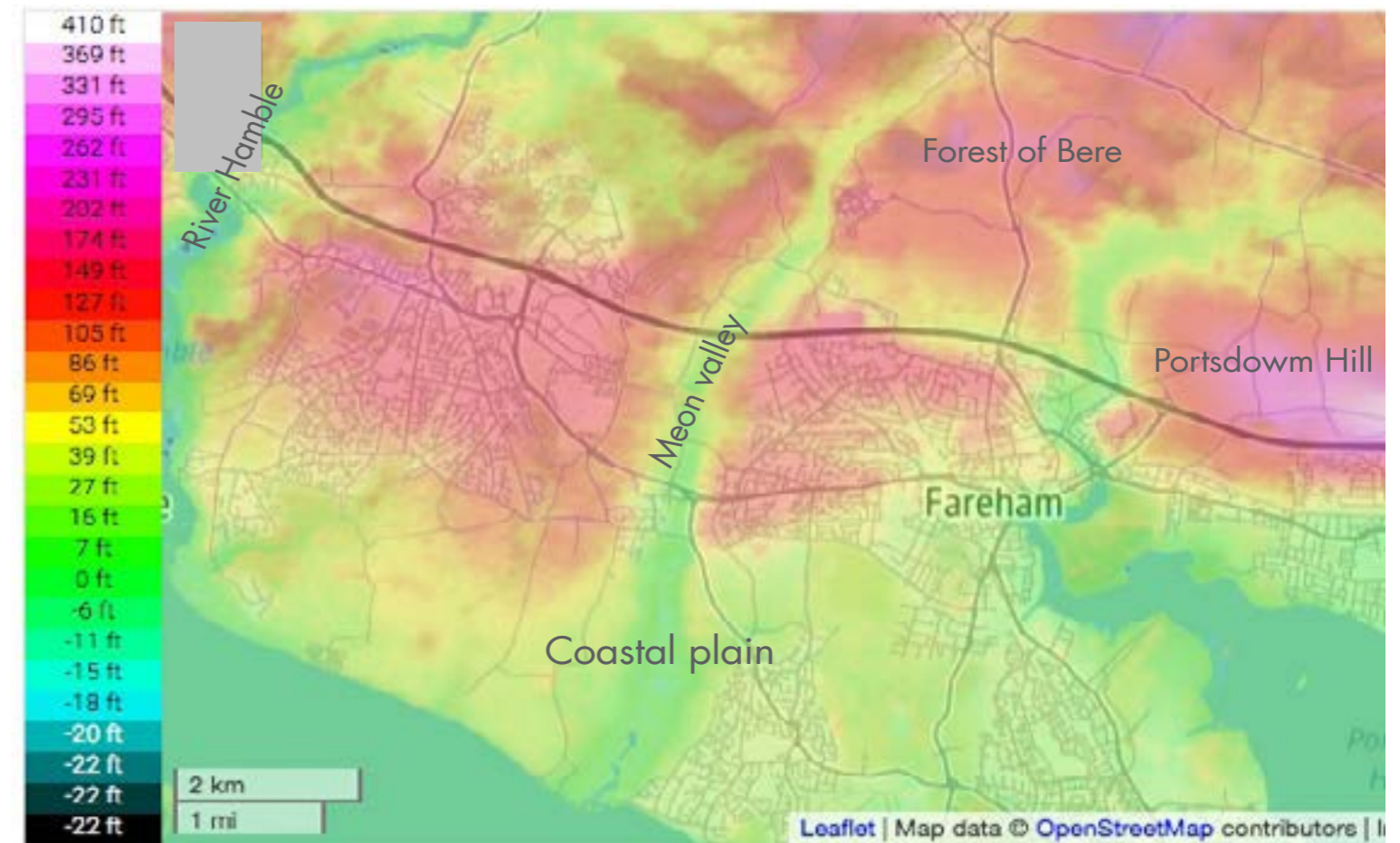
2.10 Historical and current uses

2.11 Movement and connectivity

The Meon Valley plays an important role in preventing settlements coalescing, whilst the remaining wooded horizons on both sides of the valley are critical to integrating development.

Fareham's landscape assessment states that:

.... the open rolling chalk downland at Portsdown Hill, the wooded farmland of the Forest of Bere, the flat coastal plain framed by estuaries and marine landscapes and the north-south river valleys that cut through the Borough... are the distinctive landscape features that provide the framework for the Borough's settlements. The continuing ability to 'read' this bigger picture is fundamental to determining what is acceptable landscape change and to maintaining the identity and sense of place of different parts of the Borough.



The site lies between the Meon Valley valuable wetland habitats, to the west, and the Wallington River valley habitats, to the east. Pale green areas depict remnant wood pasture.

Section 2: The site and its context

2.1 Overview of the site

2.2 Topography

2.3 Landscape & heritage Designations

2.4 Community facilities

2.5 Water, drainage & flood risk

2.6 Landscape character

2.7 Views and visual amenity

2.8 Ecology

2.9 Trees and vegetation

2.10 Historical and current uses

2.11 Movement and connectivity

The site and its immediate surroundings are strongly enclosed. The embanked and strongly wooded Deviation line separates the Funtley triangle from the small scale, rural, wet landscape of the Meon valley to the west. It is also separated from the open larger scale farmed landscape, to the north – east, by the main railway line, also wooded. Residential development to the north of Funtley Road has suburbanised the Funtley triangle but the site is physically and visually separated from residential areas of Fareham north by rising topography, the M27 cut and strong vegetation belts.

The main part of Funtley village lies to the east of the main railway line. Existing residential development north of Funtley Road is effectively severed from adjacent settlements. Horse paddocks, existing houses, large scale farm buildings, an electricity line, cattery, railway and motorway noise contribute to the urban fringe character.

Within the site woodland has been disturbed by extraction and replanted. Hedgerows have given way to paddock fencing, leaving only vestiges of the former, smaller scale landscape pattern with wooded horizons to the south and hedgerows/treebelts sweeping down from the high ground into the wet valley bottom.

The main landscape features on the site are the areas of existing (some Ancient replanted) woodland and the enclosing treebelts.



A strongly enclosed site, fragmented by infrastructure, in danger of becoming urban fringe land ...



Tree belts, woodland and topography provide strong enclosure to the site and adjacent housing, whilst the extensive paddock fencing, stables, yards, pylons, railway and motorway noise to the southern edge contribute to the 'urban fringe' character.'

Section 2: The site and its context

2.1 Overview of the site

2.2 Topography

2.3 Landscape & heritage
Designations

2.4 Community facilities

2.5 Water, drainage & flood risk

2.6 Landscape character

2.7 Views and visual amenity

2.8 Ecology

2.9 Trees and vegetation

2.10 Historical and current uses

2.11 Movement and connectivity

Much of the site has been compromised by sporadic modern development, and non-farming uses. It is taking on an urban fringe appearance...



Adjacent housing, signage, lighting and white lines urbanise Funtley Road.



Stables, containers, hard standings, fencing and non-native conifers close to the access road further detract from the rural character.



The undeveloped site north of Funtley Road, currently used as horse paddocks, is also proposed for a further 27 houses. The wooded railway spur forms a backdrop.



Horse paddocks, ranch style fencing, agricultural sheds and other clutter compromise pastoral landscape character.

Section 2: The site and its context

2.1 Overview of the site

2.2 Topography

2.3 Landscape & heritage Designations

2.4 Community facilities

2.5 Water, drainage & flood risk

2.6 Landscape character

2.7 Views and visual amenity

2.8 Ecology

2.9 Trees and vegetation

2.10 Historical and current uses

2.11 Movement and connectivity

2.7 Views and Visual amenity

Due to the strong enclosure of the Funtley triangle by topography, tree belts and woodland there are no views of the site from the Meon valley or from Fareham north or Funtley village. Within the immediate environs, within the triangle, screening is afforded by intervening layers of vegetation and built form so that the main visual receptors are residential properties within the Funtley north housing area, particularly properties with windows that face Funtley Road. However intervening vegetation such as tree belts and the hedgerow along Funtley Road screen views of the lower slopes. There are some views of the upper slopes from within the triangle area, which are generally more visible than the lower parts of the site. There are limited views in from Honey Lane through gaps in vegetation although the treebelt along the western edge screens most views. There are no views into the site from the Meon trail along the Deviation line, despite its elevation.

The first two panoramas, right, show the views from the upper parts of the site looking north and north-west. Whilst development is visible both at Funtley and Knowle, **to the north, the wooded horizons are a key landscape feature containing and unifying the landscape.**

The north-east part of the site north of Beamond Coppice is strongly enclosed by mature vegetation, including conifers, and houses paddocks and a large barn. The housing north of Funtley Road can be glimpsed through trees along Funtley Road.

The north-west part of the site is enclosed by mature vegetation and raised ground on the railway embankment to the west. Residential development to the north along Funtley Road is glimpsed through trees, whilst Beamond Coppice forms the eastern horizon.



The panoramas above show the views from the upper parts of the site looking north and north-west. Whilst development is visible both at Funtley and Knowle, to the north, the wooded horizons are a key landscape feature containing and unifying the landscape.



The north-east part of the site north of Beamond Coppice is strongly enclosed by mature vegetation, including conifers and houses paddocks and a large barn. The housing north of Funtley Road can be glimpsed through trees along Funtley Road



Woodland, much of it ancient, encircles the area to the north, including Botley Wood, Knowle copse and woodlands of the Forest of Bere.

Section 2: The site and its context

2.1 Overview of the site

2.2 Topography

2.3 Landscape & heritage Designations

2.4 Community facilities

2.5 Water, drainage & flood risk

2.6 Landscape character

2.7 Views and visual amenity

2.8 Ecology

2.9 Trees and vegetation

2.10 Historical and current uses

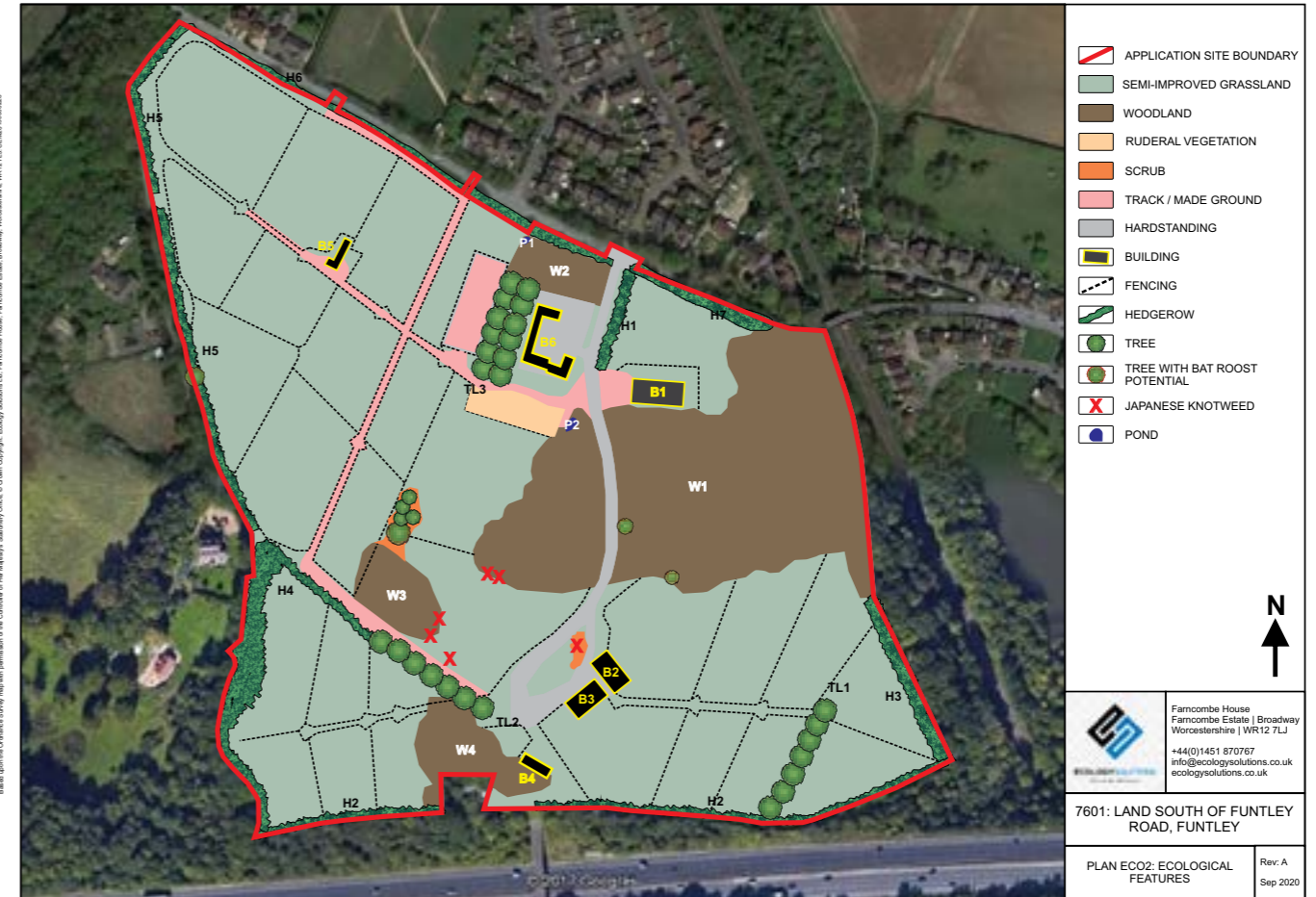
2.11 Movement and connectivity

2.8 Ecology

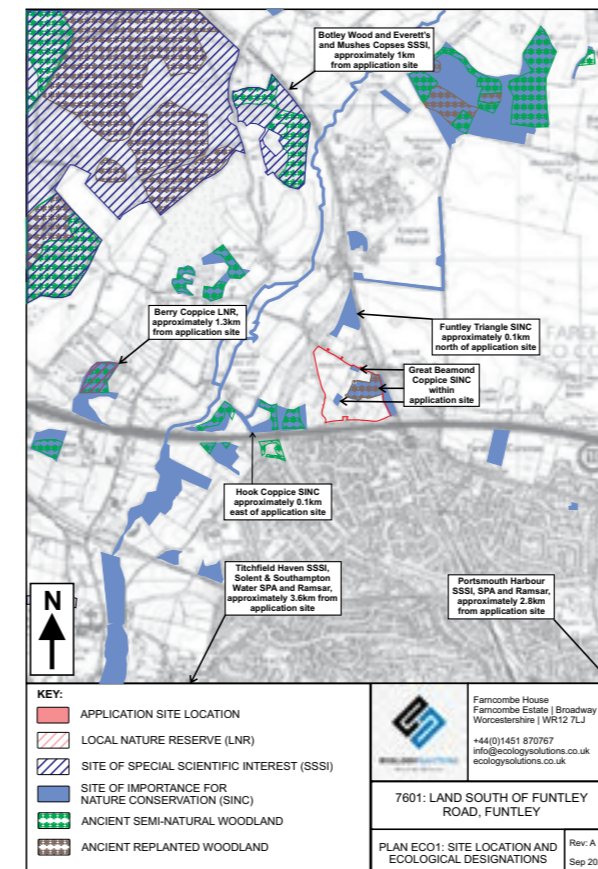
Overall, the site has some value at the local level for ecology and nature conservation, reflected in part by the SINC designations and presence of Ancient Woodland.

A suite of detailed surveys have been undertaken by Ecology Solutions to determine the value of the habitat features present. This information has been used to guide the detailed mitigation and enhancement strategy.

In terms of protected species, the boundary features and woodland edges are used by bats as a foraging and navigational resource and by birds as a foraging and nesting resource. The woodland and hedgerows offer suitable habitat for dormice and badgers and both species being recorded on site. Further, some of the more mature trees within hedgerows and along the woodland edge offer opportunities for roosting bats. Common and widespread reptile species have been recorded on site, although suitable habitat is limited to areas of longer grassland at the woodland edges and at the boundary of the grazed paddocks. The ponds on site have been subject to detailed surveyed for great crested newts and this species was not recorded as present.



Ecological features plan



Ecological designations plan

Section 2: The site and its context

2.1 Overview of the site

2.2 Topography

2.3 Landscape & heritage Designations

2.4 Community facilities

2.5 Water, drainage & flood risk

2.6 Landscape character

2.7 Views and visual amenity

2.8 Ecology

2.9 Trees and vegetation

2.10 Historical and current uses

2.11 Movement and connectivity

2.9 Trees and Vegetation

The site contains and is surrounded by a number of tree belts, and an area of Ancient woodland known as 'Great Beamond Coppice'. The woodland located centrally and to the north-eastern part of the site is on an area of former ancient woodland, termed as a 'Plantation on ancient woodland site', or 'PAWS'. A 'PAWS' is an area of ancient woodland where the former native tree cover has been felled and replaced by planted trees, often of species not native to the site, however, the species noted within the woodland are predominantly native.

The woodland and the trees internally and around the boundaries of the site have been surveyed and assessed in terms of their physiological and structural condition in accordance with British Standard BS 5837:2012: Trees in relation to design, demolition and construction - recommendations, and their contribution to the character or landscape of the surrounding area.

Two tree belts and two areas of woodland are covered by a tree preservation order (TPO). This is TPO no. 437 2002 made by Fareham Borough Council. This Order was confirmed on the 10th July 2002.

The arboricultural character is predominantly native and broad-leaved, with English oak (*Quercus robur*) being the dominant species, but other species ash (*Fraxinus excelsior*), common alder (*Alnus glutinosa*) field maple (*Acer campestre*), white willow (*Salix alba*) and hawthorn (*Crataegus monogyna*) are also found. The trees stock is relatively mature, with approximately one-third semi-mature with the remaining two-thirds being mature and representing an established resource in conjunction with the PAW's.

The main arboricultural features within or immediately adjacent to the site, whose removal we consider could have an adverse impact on the character and appearance of the local landscape, on amenity or on biodiversity, are as follows:

- the group of trees which form a row (no. G1) growing alongside the southern edge of Funtley Road and abutting the northern-eastern boundary of the site, which is readily visible from the road and provides some screening of the site;



Tree constraints plan

- the planted ancient woodland (W1) known as Great Beamond Coppice, growing in the north-eastern quarter of the site and abutting the southern edge of the residential development parcel;
 - the row of oak trees (nos. 46-55 and G5) running south from Funtley Road, which forms a readily visible feature within the site and in views from the west along Funtley Road;
 - the row of broad-leaved trees (nos. 38-43 and G5) forming the west boundary of the site, directly adjacent to Honey Lane and extending the full length of the boundary to the south, towards the M27;
 - the individual and groups (nos. 33 and group G12) which form a small wooded area located on a higher elevation, which contributes to the wooded character of the local area and contributes to views from Funtley Road.
- The historic field pattern was smaller scale than at present as many of the hedgerows have been removed and replaced with paddock fencing. There are remnant hedgerow trees marking some of these former field boundaries.

Section 2: The site and its context

2.1 Overview of the site

2.2 Topography

2.3 Landscape & heritage Designations

2.4 Community facilities

2.5 Water, drainage & flood risk

2.6 Landscape character

2.7 Views and visual amenity

2.8 Ecology

2.9 Trees and vegetation

2.10 Historic and current uses

2.11 Movement and connectivity

2.10 Historical and current uses

The historic maps show that, at the end of the 19th Century the woodlands were much more extensive and linked with the Meon Valley. Funtley itself was clustered around the brickworks. There is no “village” settlement with characteristic form.



1859

Funtley consists of a few houses next to the railway line with rectangular field patterns and extensive coppice woodland in the surrounding areas. The area includes a large brickworks, claypits, chalk pits and an Iron Mill on the River Meon with the coppice woodland presumably providing fuel wood for these industrial uses.



1898

The surrounding land uses appear relatively unchanged at the end of the Victorian era with the coppice woodland still intact. The brickworks and clay pits have expanded to the west of the railway line as well as at Funtley and Fareham Common. Field amalgamation is evident in places.

Section 2: The site and its context

2.1 Overview of the site

2.2 Topography

2.3 Landscape & heritage Designations

2.4 Community facilities

2.5 Water, drainage & flood risk

2.6 Landscape character

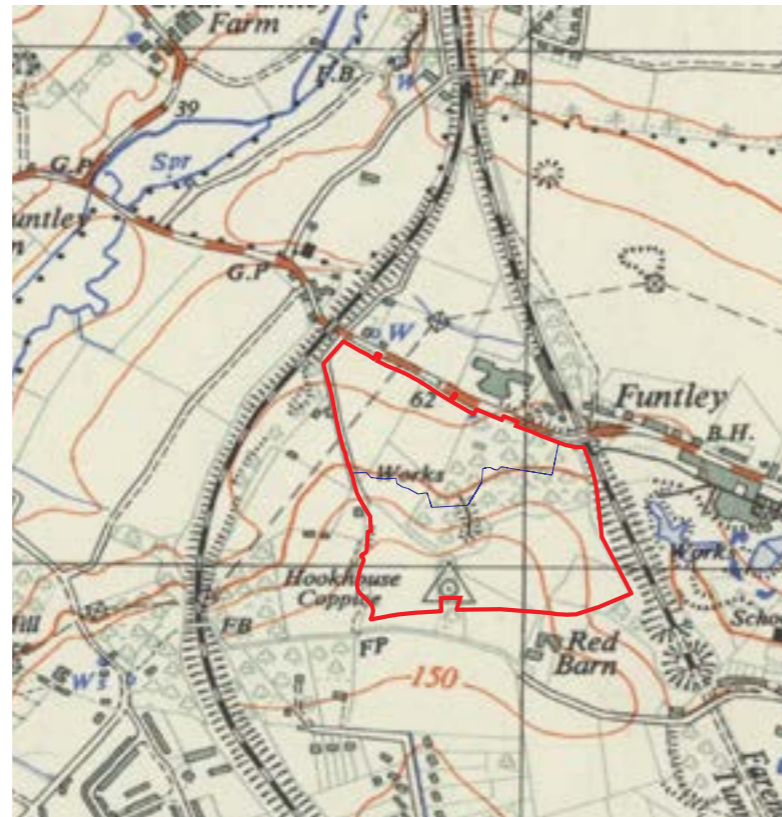
2.7 Views and visual amenity

2.8 Ecology

2.9 Trees and vegetation

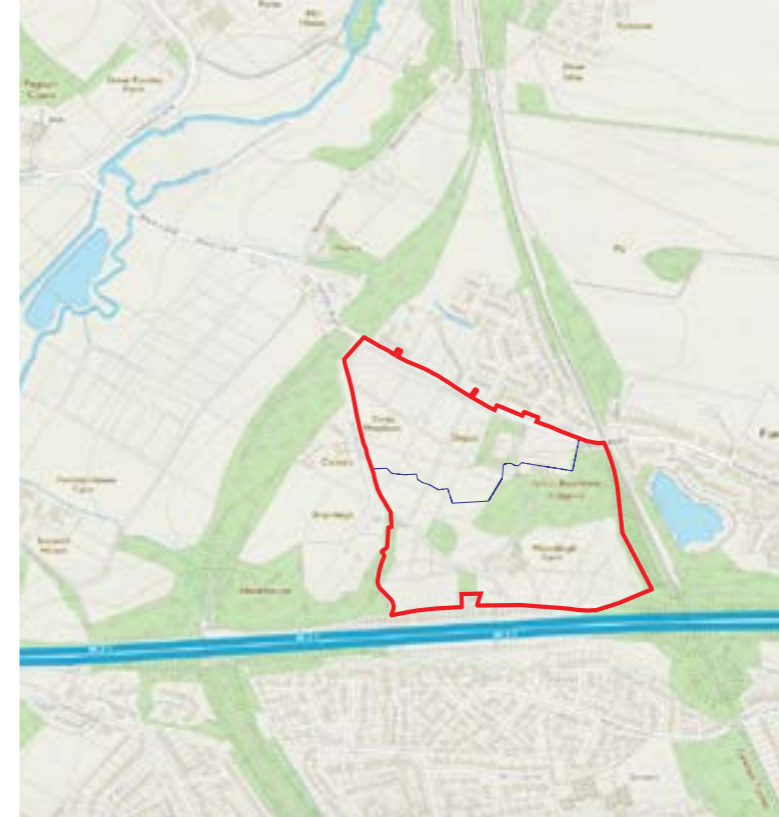
2.10 Historic and current uses

2.11 Movement and connectivity



1961

By 1961 Funtley has expanded with a spur railway line to the west, larger buildings at the brickworks, and an electricity pylon route crossing the valley. The coppice woodland has partly disappeared and Fareham has expanded to the south of Funtley on Fareham Common, almost joining with Funtley and Titchfield. Further field amalgamation has also occurred.



2018

The M27 has sliced across the landscape and now severs the site and Funtley from Fareham, which has expanded right up to the southern edge of the motorway. Extensive housing has been developed north of Funtley Road and in the village to the east. The woodland has shrunk and become fragmented.

Funtley village has expanded significantly with housing constructed on the site of the abattoir and former brickworks and along the north side of Funtley Road. A cattery, horse paddocks, stables and a depot contribute to the urban fringe character. Great Beamond coppice woodland remains providing a valuable landscape feature. The railway spur is now a bridleway linking Fareham to the countryside to the north.

The progressive landscape fragmentation since 1859 can be clearly seen. Woodlands are now isolated and are in some cases "islands". Hedgerows have given way to paddock fencing. Industrial works and infrastructure has further impacted the landscape character, severing landscape features and communities.

The 1990's estate, north of Funtley Road fills in development in the northern triangle but makes no contribution to repairing the landscape or its character. It has isolated Funtley Meadow in the northern apex of the triangle

development of the site could produce significant landscape benefits in an area which is compromised by motorway noise ...

Section 2: The site and its context

2.1 Overview of the site

2.2 Topography

2.3 Landscape & heritage Designations

2.4 Community facilities

2.5 Water, drainage & flood risk

2.6 Landscape character

2.7 Views and visual amenity

2.8 Ecology

2.9 Trees and vegetation

2.10 Historical and current uses

2.11 Movement and connectivity

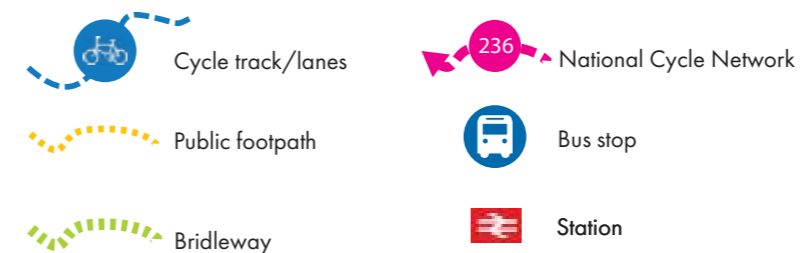
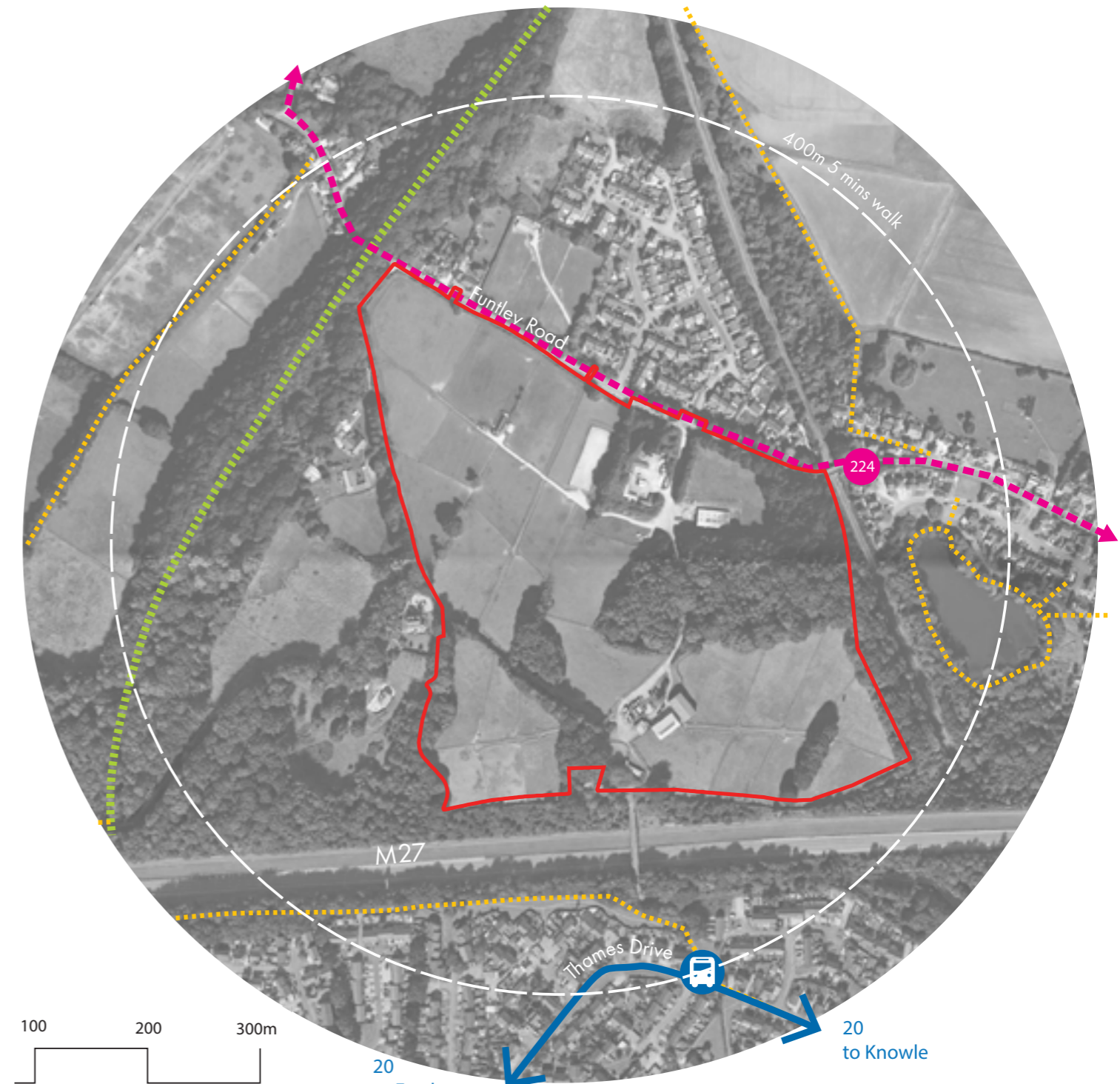
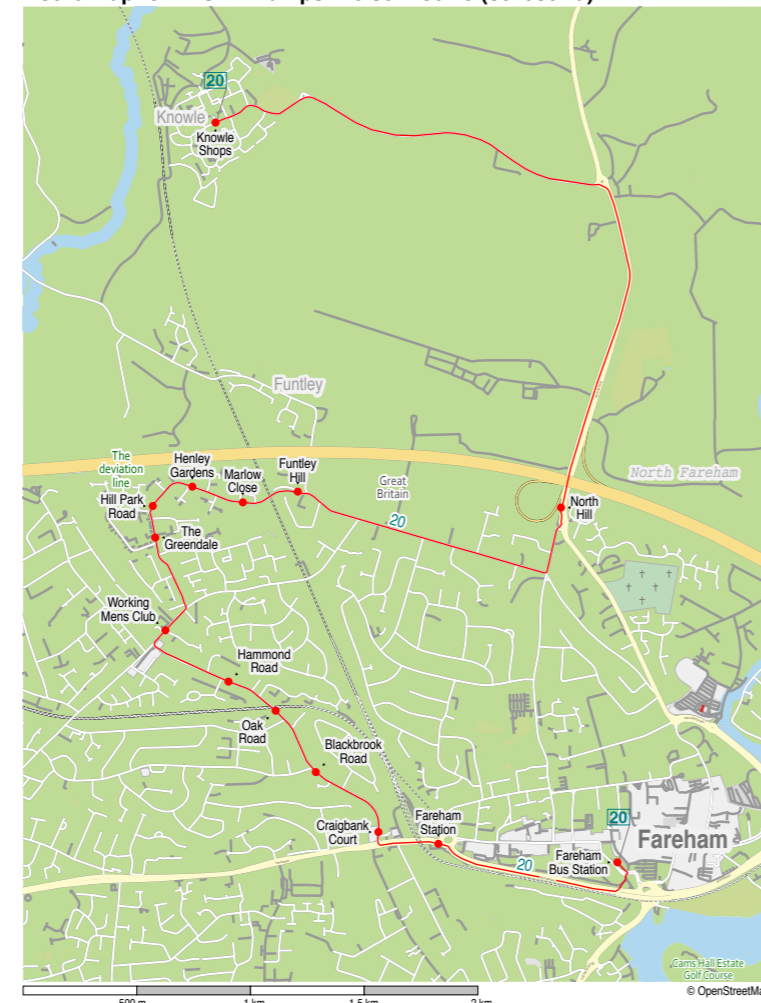
2.11 Movement and connectivity

Existing site access

The site is bounded to the north east by Funtley Road which gives access to existing developments there and also to this site. To the south there is access to Fareham Station via the newly refurbished footbridge over the M27. Until recently the Funtley Road was served by the 20 bus from Fareham town centre to Wickham travelling from the town centre up to Thames Drive south of the motorway, then passing the site and along Funtley Road. This has recently been altered to route to Knowle and passes from Thames Drive to Red Barn Lane, along Kiln Road and then to Knowle via the Wickham Road.



Route map for First in Hampshire service 20 (outbound)



Section 2: The site and its context

2.1 Overview of the site

2.2 Topography

2.3 Landscape & heritage Designations

2.4 Community facilities

2.5 Water, drainage & flood risk

2.6 Landscape character

2.7 Views and visual amenity

2.8 Ecology

2.9 Trees and vegetation

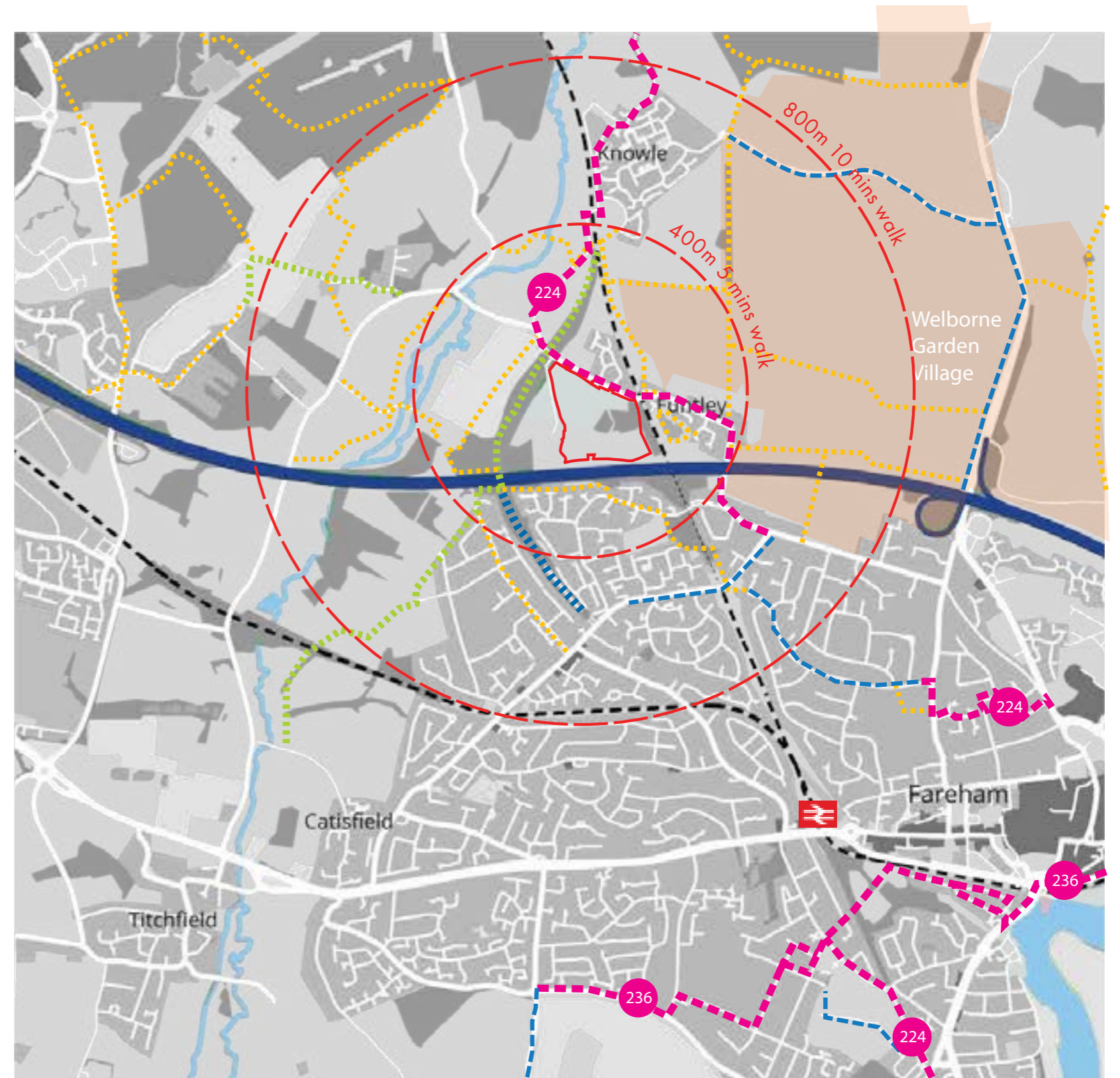
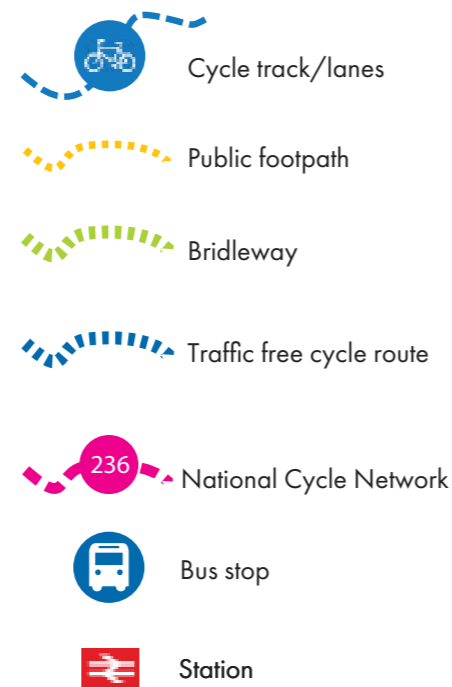
2.10 Historical and current uses

2.11 Movement and connectivity

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Public Rights of Way

To the east there are public footpaths from Funtley Road north towards Knowle and around the Lakeside in the village. A footpath runs south from the other side of the old railway embankment to the west, and on the embankment, the old Deviation Line bridleway connects down to Highlands Road to the south and north to Knowle. Funtley Road itself is part of the National Cycle Route 224 from Farnham to Medstead and from Wickham to Gosport. Sustrans describe it as taking you "past farms, woodland and parks, offering splendid views of the Hampshire countryside".





The agricultural landscape of the site has been compromised by equestrian-based development but the wooded horizons are still evident.