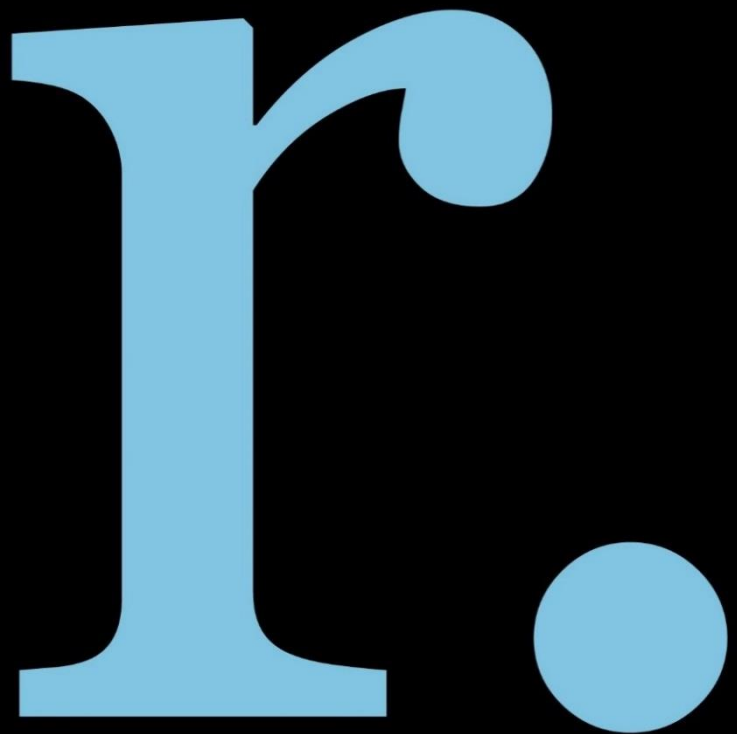


reside.

Land south of Funtley Road, Funtley

Planning Statement



# Planning Statement

Land to the South of Funtley Road, Funtley,  
Fareham

October 2020

**Turley**

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Appendix 1: Layout Plan

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Appendix 2: Parameter Plan

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Aaron Wright

**Client**

Reside Developments Ltd

**Our reference**

RESW3007

September 2020

# 1. Introduction

- 1.1 This Statement has been prepared to accompany a full planning application for the change of use of land to the south of Funtley Road, Funtley from equestrian/paddock to a community park, following the demolition of existing buildings.
- 1.2 The application is made in parallel with and in support of an outline planning application for the development of up to 125 dwellings and a community building incorporating a local shop, on adjacent land.
- 1.3 This Statement should be read in conjunction with the supporting technical information and plans submitted with this full planning application.

## 2. The Site

- 2.1 The site is located on the south-western fringe of Funtley village. Its topography falls from the M27 in the south toward the north / north-west corner of the site. The site is bounded to the west by Honey Lane and almost meets the Fareham / Eastleigh railway line to the east. The Adopted Policies Maps illustrates that the site sits outside of the defined urban settlement boundary of Funtley and is currently defined as 'countryside'.
- 2.2 The site broadly comprises semi-improved grassland, woodland and hardstanding / made ground, with hedgerows and tree lines located predominantly on the borders and small parcels of ruderal vegetation and scrub present. The majority of the grassland is short grazed, forming a number of paddocks used by horses.
- 2.3 Towards the south east of the site there are a number of buildings associated with the current equestrian use of the site. A Site of Importance for Nature Conservation (SINC) is located toward the centre of the site. Ancient Woodland and further SINC's are located to the north-east boundary.

### Relevant planning history

P/17/1539/EA

- 2.4 Request For Screening Opinion Under The Town & Country Planning (Environmental Impact Assessment) Regulations 2017 For Proposed Residential Development Of Up To 55 Dwellings, Community Building, New Country Park And Associated Landscaping & Infrastructure on Land To The South Of Funtley Road, Funtley. January 2018. No Environmental Statement Required

P/18/0067/OA

- 2.5 Outline application for residential Development of up To 55 Dwellings (Including 3 Custom-Build Homes) (Use Class C3), Community Building Incorporating a Local Shop 250 Sqm (Use Classes A1, A3, D1 & D2), Accesses And Associated Landscaping, Infrastructure And Development Works. Approved 02/09/20

P/18/0066/CU

- 2.6 Change of Use of Land from Equestrian/Paddock to Community Park Following Demolition of Existing Buildings. Approved 12/10/2018

P/19/0290/FP

- 2.7 Provision of a Permissive Footpath Link and New Surfacing from Funtley Road over the M27 Motorway Connecting to Footpath Public Right Of Way 91A and associated Bridge Improvement Works. Approved 20/06/2019

P/20/0809/FP

- 2.8 Installation of Haul Road (Retrospective). Submitted August 2020. Currently being determined.

## 3. Planning Policy Context

### National Policy

- 3.1 The NPPF recognises that access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities (paragraph 96).
- 3.2 Paragraph 157, of the NPPF advises local planning authorities to take opportunities offered by new development to reduce the causes and impacts of flooding.
- 3.3 The NPPF also sets out the planning framework for conserving and enhancing the natural environment. Paragraph 170 summarises that this includes:
- 'Protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils;
  - recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services –;
  - minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures; • *Preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability; and*
  - *Remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.'*
- 3.4 Paragraph 175 also states '...development whose primary objective is to conserve or enhance biodiversity should be supported.'
- 3.5 Paragraph 200 advises that proposals that preserve those elements of the setting that make a positive contribution towards the historic environment should be treated favourably,

Paragraph 48 of the NPPF also allows weight to be afforded to emerging development plans according to their stage of preparation, the number of unresolved objections against them and the degree of consistency with its policies.

### Local Planning Policy

#### Adopted Development Plan

- 3.6 The statutory development plan, as relevant to this proposal, comprises the Local Plan Part 1: Core Strategy (August 2011) (LPP1) and the Local Plan Part 2: Development Sites and Policies Plan (June 2015) (LPP2).

3.7 The development proposal will deliver new open space, enhance green infrastructure networks and provide biodiversity gains. The following adopted planning policies are supportive of such proposals:

- CS4: Green Infrastructure, Biodiversity and Geological Conservation seeks to protect to protect and enhance biodiversity created and safeguarded green infrastructure
- CS6: The Development Strategy (vis-à-vis) requires that opportunities to achieve environmental enhancement be taken where possible.
- CS15: Sustainable Development and Climate Change - requires development proposal to proactively managing surface water through the promotion of sustainable drainage techniques (bullet 4)
- CS17: High Quality Design requires proposals to be of high quality design drawing on urban design and sustainability principles to create quality places
- CS21: Protection and Provision of Open Space seeks to protect existing open space and sets out requirements for open space in new developments
- DSP5: Protection and Enhancing the Historic Environment including designated and non-designated assets and archaeology
- DSP13: Nature Conservation states that development should protect designated sites, habitats and protected species and their habitats, and should not fragment biodiversity networks.

3.8 LPP1 Policy CS7: Development in Fareham (which includes Funtley) specifically states that development proposals for the provision of green infrastructure including additional parks and amenity open space, outdoor sport pitches and access to natural greenspace will be permitted.

### **Emerging Policy Context**

#### **Fareham Local Plan 2037**

3.9 A new Fareham Local Plan is being produced to set the overall strategy for future development and growth in the Borough for the period 2021-2037. It will include policies by which to determine planning applications and will allocate sites to meet housing and employment needs. The new Local Plan will replace the existing Core Strategy (Part 1) and Development Sites and Policies Local Plan (Part 2) when it is adopted.

3.10 The Council has recently produced a Draft Publication 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.



- 3.11 This Publication Version is supported by a Draft Policies Map, in which the site is identified as a Strategic Gap, Area of Special Landscape Quality and is Outside of the Urban Areas. Part of the Community Park Area is a Public Open Space Allocation under policy NE10 and part is a Site of Importance for Nature Conservation.
- 3.12 The Draft Plan will gain more weight as the plan advances in its preparation. The timetable for the review of the Local Plan moving forward is set out in the Local Development Scheme (September 2020) as follows:
- Consultation on Publication Plan – Autumn 2020
  - Submission to Secretary of State – Winter 2020/2021
  - Examination – Spring / Summer 2021
  - Adoption - Autumn / Winter 2021
- 3.13 The relevant policies of the Draft Fareham Local Plan 2037 are set out below:
- 3.14 **Strategic Policy DS1: Development in the Countryside** sets out a defined set of criteria where development in the countryside will be permitted. It is generally restrictive of built development except for specific circumstances. It does allow for community and leisure facilities (criterion c) and the provision of infrastructure that meets an overriding public need (criterion h). Proposals will need to demonstrate that they conserve and enhance landscapes, sites of biodiversity or geological value and soils, and recognise the intrinsic character and beauty of the countryside and do not significantly affect the integrity of the strategic gap.
- 3.15 **Strategic Policy DS2: Development in Strategic Gaps** seeks to prevent development which will significantly affect the integrity of the gap and the physical and visual separation of settlements.
- 3.16 **Strategic Policy DS3: Landscape** allows for development in areas of special landscape quality only where the landscape will be protected and enhanced. Development should pay particular regard to:
- a) Intrinsic landscape character, quality and important features;
  - b) Visual setting, including to/from key views;
  - c) The landscape as a setting for settlements, including important views to, across, within and out of settlements;
  - d) The landscape's role as part of the existing Local Ecological network;
  - e) The local character and setting of buildings and settlements, including their historic significance;
  - f) Natural landscape features, such as trees, ancient woodland, hedgerows, water features and their function as ecological networks; and

g) The character of the Borough's rivers and coastline, which should be safeguarded.

Major development proposals must include a comprehensive landscaping mitigation and enhancement scheme to ensure that the development is able to successfully integrate with the landscape and surroundings.

- 3.17 **Strategic Policy R4: Community and Leisure Facilities** supports proposals for new community and leisure facilities where there is a need that cannot be met by existing facilities and the site is accessible and inclusive to the local community. Open space is included within the definition of community and leisure facilities.
- 3.18 **Strategic Policy CC1: Climate Change** sets out how the council promotes mitigation and adaptation to climate change through taking account of flood risk, integration of green and blue infrastructure, biodiversity net gain, and sustainable drainage systems.
- 3.19 **CC2: Managing Flood Risk and Sustainable Drainage Systems** sets out criteria to reduce flood risk and ensure run-off is managed and rates do not exceed existing run-off rates. It also requires all developments to incorporate SuDS and plan for their maintenance.
- 3.20 **Strategic Policy NE1: Protection of Nature Conservation, Biodiversity and the Local Ecological Network** allows for development which protects and enhances designated international, national and local sites of nature conservation value.
- 3.21 **NE2: Biodiversity Net Gain** requires all new development to provide at least 10% net gain for biodiversity for the lifetime of the development.
- 3.22 **NE3: Recreational Disturbance on the Solent Special Protection Areas** requires all residential developments to make a financial contribution to the Solent Recreation Mitigation Strategy unless the proposals avoid or mitigate adverse effects from recreation.
- 3.23 **NE4: Water Quality Effects on the Special Protection Areas, Special Areas of Conservation and Ramsar Sites in the Solent** states that planning permission will be granted where the integrity of the designated sites is maintained or, where appropriate, improved, having regard to the effect of nutrients on the designated sites arising from increased wastewater production.
- 3.24 **NE6: Trees, Woodland and Hedgerows** seeks to protect trees, hedgerow and woodland and provide replacement and new where appropriate.
- 3.25 **NE8: Air Quality** requires major development to minimise emissions and contribute to the improvement of local air quality and the delivery of Green Infrastructure.
- 3.26 **NE9: Green Infrastructure** aims for development to provide green infrastructure which maximises connections to the wider GI network.
- 3.27 **NE10: Protection and Provision of Open space** requires residential development to provide open and play space to meet the needs of new residents and address existing deficiencies where possible.

- 3.28 **Strategic Policy TIN4: Infrastructure Delivery** requires development to provide and contribute towards new or improved infrastructure to mitigate its impacts at an appropriate rate, scale and pace.
- 3.29 **D1: High Quality Design and Place Making** seeks to create quality places through setting out Key Characteristics of high quality design which must be complied with. The key characteristics of high quality design are context, identity, build form, movement, nature, public spaces, uses, homes and buildings, resources and lifespan. The policy and supporting text provide further detail.
- 3.30 **D4: Water Quality and Resources** does not allow development which would be detrimental to the management of river, coastal and groundwater, including source protection zones.
- 3.31 **Strategic Policy HE1: Historic Environment and Heritage Assets** states that all development should seek to conserve and enhance the historic environment and heritage assets.
- 3.32 The emerging Draft Local Plan identifies the western part of the site as new open space to support the adjoining residential allocation (HA10) for 55 dwellings. The eastern half of the site is retained as 'countryside' in the draft plan. However, the application proposals put this land forward as a significant extension to the community park. This extension is a benefit over and above the emerging policy requirement.
- 3.33 Policy HA10 of the DLP describes the new open space as a 'critical' element in making the development acceptable. The Illustrative Framework Plan supporting Policy HA10 sets out how the new open space and allocation could be developed.
- 3.34 Whilst it is acknowledged that the Draft Local Plan carries limited weight at this stage, it does represent a strong direction of travel, particularly as the Council intend to consult on the Publication Version in the next few weeks. The identification of parts of the site as new open space in the emerging plan should be a material consideration which supports the development proposal.

#### **Housing Background Paper (October 2017)**

- 3.35 The Housing Background Paper, which has informed the production of the DLP, sets out the following in relation to the proposal:

*'In the planning balance this site positively provides a public open space to the south of the development which will be of benefit to the occupiers of the development and the wider community in Funtley'*

## 4. The Proposed Development

- 4.1 A change of use of land from equestrian/paddock to Community Park was granted in October 2018. Following this consent, an outline application for 55 units was granted in September 2020. See planning history above.
- 4.2 The applicant has submitted a revised outline application to increase the homes on the site from 55 to up to 125 homes. This results in a 0.4ha increase in developable area, with an addition 70 homes on the site.
- 4.3 The Community Park would be reduced in size by approximately 0.5ha in order to facilitate an additional 70 new homes. The size and scale of Community Park still exceeds the open space requirements set out by the Council. The Community Park provides a large area of publically accessible space for new and existing residents in the area.
- 4.4 The description of development is as follows:
- Change of use of land from equestrian/paddock to Community Park following demolition of existing buildings*
- 4.5 The Community Park will be delivered in conjunction with the adjoining proposed residential led development the subject of a revised outline planning application. Although the community park scheme is submitted as a separate application it is not a 'standalone proposal'; its delivery will be dependent on the permission being granted for the outline scheme.
- 4.6 The principle of the site being used as Community Park has been established with the granting of approval in 2018.
- 4.7 Alongside the provision of a substantial new community asset, the proposal will also ensure the removal of the utilitarian and unattractive existing buildings and equestrian fencing and associated paraphernalia returning the site to a more natural state.
- 4.8 The final design and management of the park, including the layout of new paths, ecological areas and landscaping/planting can be secured via an appropriately worded condition. A condition can also secure details of the access to the park, which will follow the approval of the detailed layout for the adjoining residential proposal when the position of appropriate pedestrian and cycle connection points will be known
- 4.9 It is anticipated that the implementation of the Community Park can be tied to the outline application through condition or as part of a legal agreement; with its phased delivery linked to the occupation of the adjoining housing.
- 4.10 The site is located close to the existing public bus stop and incorporates good walking and cycling linkages with the surrounding areas of Funtley and Fareham. In order to discourage car use and ensure the sustainable methods of transport to reach this resource, it is not considered appropriate to provide car parking spaces.

- 4.11 Following implementation of the planning permission, the land can either be transferred to the Council at an appropriate sum to cover the maintenance and management of the park for a specified period of time can be provided by the applicant, or the park can be privately managed. This was agreed under the previous outline application and was subject to a S106 Agreement. The same heads of terms can be agreed for this scheme.

## 5. Planning Justification

- 5.1 The following sets out the material planning considerations weighing in favour of granting planning permission for the development proposal.

### **Principle of development**

- 5.2 The granting of a change of use application for the site in 2018 (P/18/0066/CU) establishes the principle of a Community Park on the site.
- 5.3 Policy CS4, CS17 and CS7 of the LPP1 encourage the creation of new green infrastructure resources, including new parks.
- 5.4 Policy CS21 requires the delivery of new open space to support new development. In line with CS21 the proposal will provide new open space to mitigate the impact of the adjoining residential proposal and provide an alternative provision to the historic redundant area of open space to the north-west corner of the site.
- 5.5 The site is located outside of the Funtley settlement boundary and within 'countryside'. Policy CS14 of the LPP1 places significant restrictions on the type of development that would be acceptable outside of settlement boundaries. However, as this policy restricts *built development* outside of settlement boundaries, the operational development proposed through this change of use application falls outside the remit of this prohibitive policy.
- 5.6 The emerging planning policy of the Draft Local Plan requires delivery of public open space under HA10 allocation and proposes its allocation on the Policies Map through policy NE10. The new park is proposed on land outside of an amended settlement boundary, which includes the adjoining residential allocation.
- 5.7 Furthermore, emerging policy R4 supports proposals for new community and leisure facilities, including open space. The Community Park will be accessible and inclusive to the local communities it serves in accordance with criterion (d) by virtue of its access points from Funtley and the M27 Bridge which connects it to North Fareham.

### **Character and visual amenity impacts**

- 5.8 Bullet 1 of CS17 requires development proposal to be respectful of key characteristics of the area, including landscape. The submitted Landscape and Visual Appraisal indicates that the proposed development will not significantly alter the landscape character at the national, county and district levels. The steeply sloping and elevated parts of the site would not be built on, with localised ground modelling only required to construct new pedestrian and cycle paths.
- 5.9 In line with policy CS6, the proposal provides the opportunity of achieving considerable amenity and environmental improvements through the demolition of unattractive existing buildings.

- 5.10 The proposed park will result in the landscape character of the site remaining sympathetic to its wider landscape setting and will provide an area of formal new open space that will make a positive contribution to the character and visual amenity of the immediate and wider local area.
- 5.11 The development of the site as a Community Park will support its proposed designation as a settlement gap and area of special landscape importance on the emerging Policies Map, in accordance with emerging policies DS2 and DS3.
- 5.12 As recognised by the County Archaeologist, there is the opportunity to secure a positive contribution to the historic landscape character through the provision of green infrastructure that responds to the site's historic function and its relationship with Funtley Iron Works. This ensures that the proposal is in line with national (NPPF paragraph 192) and local planning policy DSP5 and emerging policy HE1.

### **Ecology**

- 5.13 Policy CS4 and DSP13 seek to protect designated sites, habitats and protected species and their habitats and create new (and avoid fragmentation of) green infrastructure such as woodland, trees and wildlife habitat and the protection and to enhancement of biodiversity.
- 5.14 Areas of retained and enhanced grassland within the application site are proposed and can function as an adequate receptor site for reptiles. Reptiles potentially displaced by the adjoining proposed development can be relocated to suitable habitat within the parkland in line with current guidance. The species rich meadow area would represent a significant enhancement for this group. This demonstrates that the proposal is in accordance with adopted policies CS4 and DSP13 and emerging policy NE1.
- 5.15 The development proposals include the potential to create new wildlife habitat including for protected species. The significant area of public open space provided by the new park could secure new tree and shrub planting to link the woodland blocks and form a valuable ecological resource ensuring connectivity through the site. This would support emerging policy NE6
- 5.16 Habitat losses associated with the residential proposal to the north will be more than mitigated through the significant provision of new tree / shrub planting and the enhancement and future management of grassland to form species rich meadow grassland.
- 5.17 Within the application site there is a block of woodland which forms part of the Great Beamond Coppice Site of Importance for Nature Conservation (SINC). The two larger woodland blocks to the north-east are also classified as Ancient (Replanted) Woodland. Appropriate vegetated buffers are to be delivered in line with standing advice and a package of specific mitigation and enhancement measures will be brought forward which will include appropriate future management of the woodland habitats.

## **Drainage**

- 5.18 National planning policy seeks to reduce the impact of flooding and manage surface water through sustainable drainage techniques.
- 5.19 As the submitted Flood Risk Assessment demonstrates, overland flow routes through the site will be intercepted with the SuDS measures as part of the overall drainage strategy. The proposed flood storage will intercept flood water from a large catchment area, including the community park, before it reaches and crosses the highway to affect the existing properties on the north side of Funtley Road.
- 5.20 The development proposals will improve localised flooding in the area providing a wide and significant public benefit. The Drainage Engineer raised no objection to the drainage strategy for the previously approved Community Park.

## **Planning benefits**

- 5.21 Alongside the numerous benefits of the outline planning application, the community park proposal will deliver a significant community resource for both the existing and future residents of the Funtley, and those residents of south of the M27 in Fareham, to whom it will be accessible via the M27 bridge.



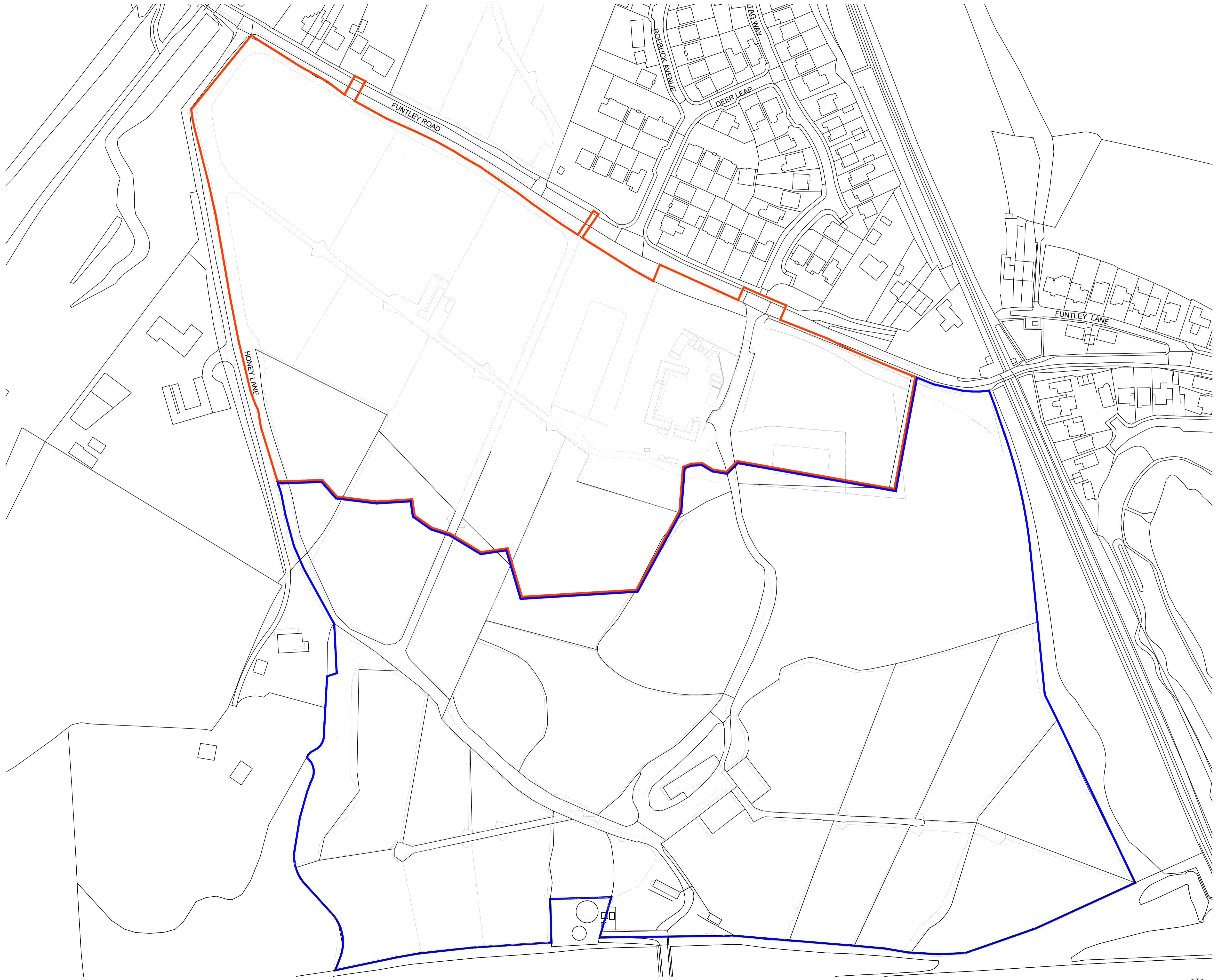
## 6. Conclusion

- 6.1 The Community Park proposal is supported by national and adopted local planning policy. The emerging local plan identifies land to the north for residential development, and describes the park as a 'critical' element of the allocation. The emerging Policies Map proposes an allocation of a new public open space on a significant part of the proposal site.
- 6.2 The proposal will provide ecological benefits and will not give rise to any adverse landscape / amenity impacts. It provides the opportunity for a positive contribution to the historic landscape character of the area. As part of the wider drainage strategy, the proposal will also help to address occasional flooding in Funtley Road to the north.
- 6.3 The delivery of a new park will provide a significant public asset that will be available and accessible to the residents of Funtley and those within North Fareham.
- 6.4 This application is made in parallel with and in support of an outline planning application for the development of up to 125 dwellings on adjacent land. Its delivery can be tied to the implementation of adjoining development through a legal agreement.

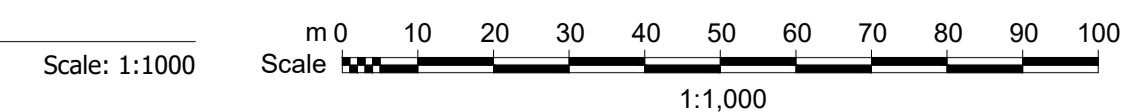
## **Appendix 1: Layout Plan**

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1 Plan View



P1	25.08.20	DORR	PLANNING ISSUE
	23.08.20	DORR	DRAFT
REV	DATE	DRAWN/CHECKED	DESCRIPTION
STATUS			
PLANNING ISSUE			
PROJECT			
RD1731 Funtley Road, Hampshire			
DRAWING			
Red line plan - outline application			
DATE	DRAWN/CHECKED	SCALE @ A1	DRAWING NO.
20.08.20	DORR	1:1000	RD1731-C1-L002
			REVISION NO.
			P1

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## **Appendix 2: Parameter Plan**

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- KEY**
-  Application boundary
  -  Developable area
  -  Green link
  -  Community Park
  -  Rural edge green space
  -  Beamond Coppice
  -  Access land
  -  Site access
  -  Cycle track
  -  Main access street
  -  Square
  -  Views to hillside trees
  -  Community shop & hall
  -  Local Equipped Area for Play (LEAP)
  -  Maintenance access route to telecom mast



1 Plan View

Scale: 1:1000  
 Scale 0 10 20 30 40 50 60 70 80 90 100  
 1:1,000

P1	30.09.20	DO/RR	Planning Issue
REV	DATE	DRAWN/CHECKED	DESCRIPTION
STATUS			
PROJECT			
RD173 Funtley Road, Fareham			
DRAWING			
Parameter Plan			
DATE	DRAWN/CHECKED	SCALE	PROJECT NO.
15.09.20	DO/RR	1:1000	RD1731-F31107
			REVISION NO.
			P1

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