

Appeal by reside.
Land South of Funtley Road, Funtley
Appeals 1 and 2

Rebuttal by Robert Rummey
of Ian Dudley's Landscape and visibility
Proof of Evidence

Appeal Refs: APP/A1720/W/21/3283643, 3284532

31st January 2022

Introduction

- 1.1 This Rebuttal Proof, by Robert William Rummey, BArch (hons) Edin, RIBA DipLA CMLI FRSA, was produced in response to Ian Dudley's Proof of Evidence, dated 10th January 2022. Mr Dudley is acting for Fareham Borough Council, providing evidence on Landscape and Visual matters in the Appeal by Reside against refusal of planning permission on land south of Funtley Road, Funtley
- 1.2 This rebuttal is made after study of Mr Dudley's Proof and after a further site visit on 20th January 2022. The visit was made during a day when the light and visibility were good. In addition to commentary on landscape and visibility matters, my rebuttal includes material relating to the proximity and impact of the consented nearby new settlement of Welborne as I judge this to be relevant to the subject of Mr Dudley's Proof, though mention of it is largely absent.
- 1.3 The Proof prepared by Ian Dudley provides his own detailed Landscape and Visual appraisal of the site in its context in which he concludes that the effects of the proposed appeal development (for up to 125 dwellings) *'would result in significant harm [to the landscape character] in comparison to the existing consented scheme'* and would *'fundamentally alter the character of the valley'*. He also concludes that *'in my own appraisal and that of the Council's published evidence base, the Site is located within a 'valued landscape'*. This differs from Fareham Borough Council's own evidence base for determining the extent of the proposed Area of Special Landscape Quality (ASLQ) ('Technical Review of Areas of Special Landscape Quality and Strategic Gaps supporting document for Fareham Local Plan Development, Hampshire County Council, Sept 2020) which only proposes to include Appeal Site 2 and a small area of open space in Appeal Site 1, at its southern extent (see Appendix figures 002 and 004) in the ASLQ. It explicitly excludes the area allocated for development in HA10 recommending that *'the boundaries of the [Meon valley] ASLQ should follow those of the LCA but exclude the built and allocated parts of Funtley and some of the higher western parts of 6.2, which do not form a strong visual part of the valley'*.
- 1.4 It is worth noting Fareham's process to determine the ASLQ boundaries. The proposed boundaries were presented and consulted upon in February 2020 and I submitted representations at that time. However, the evidence base for the ASLQ boundaries only followed later and was published in September 2020 (Hampshire County Council review).
- 1.5 With respect to visual impacts Ian Dudley states that *'based upon my appraisal, I anticipate that the proposed development would result in significant adverse visual impacts upon a number of sensitive receptors in the immediate vicinity of the Site that cannot be reasonably mitigated'*.
- 1.6 This rebuttal will examine the proof by Ian Dudley and aims to correct various inaccuracies and inconsistencies contained within it as well as to show that the conclusions drawn over-state the predicted adverse landscape and visual effects and

their significance for the appeal scheme. I will refer to my proof of evidence, to support this rebuttal.

- 1.7 The principle of development at Appeal Site 1 has been established through the grant of outline consent (planning reference P/18/0067/OA) with an indicative yield of 55 dwellings (September 2020). That scheme occupies essentially the same area of land, location and height of dwellings as the Appeal 1 scheme. The ‘up to 125-unit’ scheme (Appeal scheme) proposes that built development will be located entirely within the HA10 area, achieving greater numbers through the refined layout, and through a gradation of densities to reflect local character (see Appendix figure 001). It also more than complies with Fareham Borough Council’s SPD standard for open space which for 125 houses is 0.45 ha. We are providing, on the same basis, 2.48 ha, taking no account of the Community Park in Appeal Site 2.

Welborne

- 1.8 The comprehensive development of Welbourne as a new community based on Garden Community principles is set out in the Welborne Plan, which forms Para 3 of the Fareham Borough Council Local Plan, adopted in June 2015. An outline planning application (planning reference P/17/0266/OA) was granted consent on 15th October 2021. The outline planning application was for the following proposal:
- I. Up to 6,000 dwellings
 - II. A district centre
 - III. A village centre
 - IV. Up to 30,000 m² of commercial and employment space
 - V. Up to 35,000 m² of general industrial use
 - VI. Up to 40,000 m² of warehousing space
 - VII. A hotel
 - VIII. Community uses
 - IX. Nursery, health and veterinary services
 - X. The retention of Dean Farmhouse
 - XI. A secondary school
 - XII. 3 Primary schools
 - XIII. Nursery and pre-schools
 - XIV. Green infrastructure including formal and informal open space and amenity space, allotments, wildlife corridors
 - XV. Household waste recycling centre
 - XVI. Distributor roads (accommodating a Bus Transit network) and connections to the surrounding cycleway and pedestrian network

- 1.9 A number of ‘Parameter Plans’ were submitted and approved under the outline planning application. These were as follows:

- I. Application Boundary Parameter Plan – (Drawing Reference 60469153-001-A0)

- II. Access Roads and Junctions Parameter Plan – (Drawing Reference 60469153-002-A4)
 - III. Land Use Parameter Plan – (Drawing Reference 60469153-003-A4)
 - IV. Residential Density Parameter Plan – (Drawing Reference 60469153-004-A4)
 - V. Building Heights Parameter Plan – (Drawing Reference 60469153-005-A4)
 - VI. Open Space and Green Infrastructure Parameter Plan – (Drawing Reference 60469153-006-A4)
- 1.10 All subsequent planning applications for the Welborne Garden Village will be consistent with the approved parameter plans. These plans set the main land uses and key items of infrastructure that will be in place and arranged across Welborne as a whole and the amount of land proposed for each type of use. The approved parameter plans confirm that this area of land will be residential and predominantly up to 2.5 storeys (maximum building height to ridge line. With no more than 35% of the units being 3.0 storeys (maximum building height of 14.0m to ridge line) and in locations identified in the Design Code. The Council’s recent Five Year Housing Land Supply Statement (January 2022) sets out the delivery rate for Welborne. Welborne Garden Village is set to deliver 630 homes between 2023 – 2026. If this appeal is allowed, then a reserved matters application would be submitted and approved within the next 18 months. Both the appeal scheme and Welborne Garden Village will deliver housing 2023/2024.
- 1.11 Whilst there are frequent trains on the railway line to the west of the Welborne site (refer to Mr McMurtary’s Highways and Transport Proof, summary table 5.2 for details of frequency – at least 9 per hour) it is likely that there will be further noise disturbance once the rail halt is built; trains will be stopping and starting and there may be railway announcements as well, further disturbing the tranquillity of the currently agricultural landscape.
- 1.12 Mr Dudley fails to reference this in his proof and the impact on these viewpoints, especially from Appeal Site 2, the Community Park, as well as other views and the landscape character context of the Site, as it forms the northern part of the bowl in which Funtley is located, on rising ground. The Welborne site is mainly open arable land at present so it will also take many years for the proposed landscape structure to mature and integrate this expansive development. Despite this consented significant change to the future baseline, Ian Dudley only mentions it once in his proof. (Plans for Welborne are included in Appendix 2 and discussed further in my proof). It is clear from the parameter plans that the Welborne development will significantly alter the landscape context of the site further still, transforming the open downland landscape, which is prominent in views from the upper parts of the Appeal site, to that of a new settlement whose proposed landscape structure will take many years to mature. Viewpoints 7 and 8 of Mr Dudley’s Proof are taken from footpaths to the north within the open arable land which will form the Welborne Garden Village. In Appendix 2 Ian Dudley’s viewpoints 7 and 8 are overlaid on the Density Parameter Plan for Welborne to put his comments in context, and the views from these viewpoints are further discussed at para 1.18.

Description of development

- 1.13 Ian Dudley's description of development (paras 2.22 onwards of his proof) contains a number of inaccurate statements. I clarify these as they have an important bearing on the assessment of landscape and visual effects:
- i. Para 2.23 '*development extending approximately 30m further south and with its southern boundary approx. 5m above the consented development edge.*' Whilst it is true that the site boundary of the Appeal scheme extends further south, the extended area only contains proposed open space. Built development is confined to within the HA10 boundary (see Appendix 1 figures 001 and 003). Similarly, whilst the south boundary contour is higher than the HA10 boundary, it does not contain built development which would be relevant to the landscape and visual appraisal. The height of proposed development AOD is remarkably similar to the consented scheme as the appellant has committed to a lower height parameter (up to 1.5-storeys) for houses in Parcel F as opposed to 2-storeys in the consented scheme. It is also likely that the development will be 'terraced' into the contours so that the effective height difference of the roofscape is likely to be less than 1metre vertical height (see p52 of my Proof of Evidence for further analysis and Appendix 4).
 - ii. In para 2.23 Ian Dudley asserts that the green corridors in the appeal scheme are narrower, are straight corridors (rather than wedges), perpendicular to the contours, and that they do not allow a clear perception of the valley form. In the appeal scheme the proposed north-south greenways range from approx. 18-30 metres in width, and are deliberately designed with a variable width and edge condition. They are not straight corridors (see Appendix figure.003). The widths are similar in dimensions to those proposed in the 55-unit scheme (also ranging from around 18-30metres in width). Furthermore rather than taking an arbitrary diagonal geometry, which was only reluctantly accepted by the appellant, the alignment of the greenways are based on historic pattern, focused on existing mature trees that are vestiges of the former field boundaries and woodland edge, which once linked the valley to the wooded horizons. These will give an immediate maturity to the open space structure and sense of 'time depth'. They are aligned to allow views to the wooded hillsides and open out towards their upper limits (see my proof of evidence p46).
 - iii. In para 2.24, in relation to the Community Park, Appeal 2, Ian Dudley comments on the different alignments of the footpath and cycle route between Funtley Road and the M27 bridge, as shown on the parameter and Illustrative plans. I should point out that at the request of Natural England, the footpath and cycle path are to be removed and re-routed away from the Ancient Woodland onto the proposed new route.
 - iv. In para 2.27 Ian Dudley questions the statement that the scheme is over a '*slightly increased area*' and states that the '*proposed developable area has increased by an estimated 50%.*' The proposed site area for 'up to 125'

dwelling is 6.09ha in extent which includes an additional area to the allocated area of HA10 (5.77ha) for open space and a LEAP, in the south of the site extending to just over 0.5ha (see Appendix figure .003). This will be part of the landscape, terraced into it, and a 'natural play' area contributing further to the recreational value of the site. The description of the site area as being '*slightly extended*' is therefore accurate. All the proposed housing, however, is contained within HA10 (see Appendix 1 Figure 003). The open space provision remains well in excess of Fareham's Open Space SPD. This is discussed in greater detail in my proof of evidence.

Landscape appraisal

1.14 Ian Dudley has reviewed the submitted landscape appraisal as follows:

- I. in para. 2.28 and 2.29 he has queried why, in the assessment of landscape effects (in the LVA addendum), the assessed effects on landscape character are slightly less adverse than those assessed for the 'smaller' scheme. '*In terms of visual impacts, the Addendum generally agrees with the original LVA that visual receptors are largely restricted to the contained landscape in which the Site is located. There is a notable difference in results, however, in that the LVA Addendum implies that a greater volume of development extending higher uphill has the potential for long term benefits, in comparison to Minor negative effects arising from the smaller scheme in the original LVA*'. The height and extent of built development is explained at para 1.13 i in this rebuttal proof. In addition, the approach to the development layout is considered to be more beneficial to landscape character since it restores the landscape pattern and landscape features (hedgerows, woodland etc.), based on sound historical evidence rather than the arbitrary 'view' corridors of the consented scheme. The revised scheme has also taken a bolder approach to achieving local distinctiveness. As such it is considered reasonable that the LVA addendum has assessed the potential landscape benefits to be greater. The design rationale is explained in detail in the Design and Access Statement (DAS) and my proof of evidence.
- II. In para 2.30 Ian Dudley states: '*It is notable that the Addendum states that a key benefit of the scheme is that public access will be available to the upper valley slopes to appreciate the panoramic view. The opening of the permissive path between Funtley Road and the motorway bridge renders this statement no longer relevant, and the Appeal 1 scheme would in fact now introduce a large number of residential dwellings into these panoramic views*'. The panoramic views from the permissive footpath, which has only been open for 3 months, will be similar for both schemes and would benefit the users of the permissive footpath in a similar manner. In both schemes the panoramic view northwards will be over the proposed housing development and existing housing in Funtley north, both located within the valley bottom. Ian Dudley has, however, overlooked the effect that the proposed Welborne Garden Village will have on views to the north (c.6000 homes). This is a small town and includes built development up to 20m high, occupying the open rising arable downland to the

north. With densities from 30-70 dph and heights of development ranging from 11-20 metres, the proposed development will significantly alter the landscape context and views northwards, to a far greater extent than any modest increase in houses in the lower areas of Funtley triangle, adjacent to existing housing. See also page 9 of my proof of evidence.

- 1.15 Section 3 of Ian Dudley’s proof considers the landscape character baseline in more detail, based on the hierarchy of published assessments and then provides his own assessment of the landscape value of the site, notwithstanding the review undertaken in 2020 by Hampshire County Council’s landscape architects.
- 1.16 Published assessments provide an insight, at a given point in time, to the character of a landscape type or area and assist in understanding how landscape change can be accommodated in a sustainable manner. Natural England and GLVIA3 guidance also advocates site level landscape characterisation, where character varies within a site, to ensure that development proposals respond sensitively to the landscape context.
- 1.17 My proof establishes that the two Appeal sites differ in their character at site level. This analysis has been presented in my proof and Design and Access Statement and goes to the heart of why and how the development is located and arranged on Appeal Site 1, and how it relates to the proposed community park in Appeal Site 2. This reflects the lower sensitivity of Appeal Site 1 due to its enclosure by topography, vegetation and development and long history of past uses that have changed its land use, landscape features and condition. In allocating the site and granting consent for the approx-55 unit scheme, we assume that Fareham Council (FBC) is content that the landscape effects are acceptable. Appeal site 2 is proposed as Community Park and again FBC has made a recommendation to consent so are presumably content with the likely effect this change of use will have on the landscape character. Referring to specific points:
- I. In section 3.5 Ian Dudley notes the key characteristics of NCA128 South Hampshire Lowlands and consistency of the site with these. Of those identified as relevant to the site, we do not agree that the site is ‘*a mixed agricultural landscape*’. It may have been once but is now under a monocultural use for horse grazing. The site also does not exhibit the characteristic ‘*intimate and enclosed field pattern with small fields and mixed species hedgerows*’. These have disappeared from the site leaving only a few trees to mark former field boundaries. This illustrates how the site has become degraded relative to other areas within the NCA and we would assess that the site is only partly representative of the NCA (Ian Dudley states that it is ‘strongly’ representative of the NCA). Welborne is also located in NCA 128.
 - II. In 3.8 the County level Meon Valley landscape character area 3e (LCA), 2012 includes 9 key characteristics. Ian Dudley assesses that the site exhibits 4 of these. However the field pattern has largely disappeared on the site and, whilst the fields may have originated as assarts, these are no longer recognisable. This again points to the eroded character of the site, further illustrated by Ian

Dudley's statement in 3.10. that the '*lowland mosaic*' LCT characteristics are only 'slightly' represented on the site, a point with which we agree.

- III. At local level, the 1996 Fareham Landscape Assessment, described in 3.12-3.15 of Ian Dudley's proof, is out of date by nearly 25 years but it serves to remind us of the extent to which the once-rural character has been eroded. Of the 7 key characteristics of the Meon Valley LCA, identified in the published assessment, only 2 resonate with the local character today. Of the key characteristics, para 3.14 bullet point 4, identified by Ian Dudley as typifying the site, describes a section of the Meon valley further south near Titchfield and so is not relevant. According to the 1996 assessment, the site was, therefore, only 'slightly' representative of the LCA.

- IV. In 3.16 Ian Dudley mentions the 2017 Fareham Landscape Assessment which places the site within the Upper Meon Valley LCA. The assessment notes that the '*the Meon Valley character area embraces the whole length of the valley within the Borough, from Funtley in the north to the coast at Titchfield Haven. Although the immediate floor and valley sides are quite narrow in places, the character area embraces a wider swathe of landscape on either side of the valley that broadly defines the extent of open countryside within the corridor between the urban edges of Stubbington, Hill Head and Fareham to the east and Titchfield Village and Titchfield Park to the west.*' This implies that this study has included the wider valley context mainly because it remains as open countryside. Ian Dudley does not mention the detractors described within the 2017 assessment which help to give greater understanding of the land in the Funtley area. Notably that '*the large fields are typically sub-divided into paddocks for horse grazing, bounded by open fences and containing various shelters and small-scale structures. In themselves, these have a somewhat scruffy, fringe character but these influences are absorbed by the extensive woodland and tree cover...*' going on to point out the '*rather anomalous area of recent residential development off the Funtley Road in the northern tip of area 6.2b. Lying on the opposite side of the railway line, the latter has no visual connection with the settlement of Funtley and is out of character with the surrounding landscape...*' The assessment also notes that the Upper Meon Valley lacks the wildness of the lower reaches. Whilst the Meon Valley overall is recognised as having high sensitivity the above statements point to a variation in character and level of sensitivity. The Landscape and Visual Assessment submitted with the consented application attribute a low-medium value to this landscape.

- V. In 3.18 Ian Dudley acknowledges that the '*central part of the Meon Valley in which the Site is located is the most disturbed by a range of urbanising influences such as the M27 motorway and settlements which serves to reduce its overall sensitivity in comparison with less developed parts of the valley,*' which confirms that the site does not have the same high sensitivity as other parts of the Meon valley. His later assessment of landscape effects and their significance, however, is inconsistent with and contradicts this statement (see his proof paras. 4.32, 4.47 and 4.48).

- 1.18 Mr Dudley fails to reference this in his proof and the impact on these viewpoints. In section 3.19 onwards Ian Dudley describes the site in its context. Para 3.24 states that *'the site is largely devoid of trees'*. We refer to the arboricultural survey which shows that this is not the case. This appears to be inconsistent with his later statement in paragraph 3.26 which notes that middle and upper valley slopes are *'heavily wooded'*.
- 1.19 In Section 3.26 onwards Ian Dudley describes the setting of the site. He acknowledges that the immediate setting of the site is defined by *'the prevailing topography and human influences'* and that the *'embanked Deviation Line dismantled railway separates it from the main alignment of the Meon valley.'* He also states that *'the settlement within the valley bottom introduces a suburban character to the low-lying land, whilst views to the elevated land of the middle and upper valley slopes is heavily wooded'*. This appears to be inconsistent with 3.24, but does acknowledge the suburbanising influences of the existing settlement on the site and its context. In 3.28 he again notes the *'dismantled railway corridor that separates the site from the predominantly rural Meon valley further to the west'*. Para. 3.32 is the only place in his proof where he acknowledges the effect that Welborne garden village will have on the character of Funtley saying it will *'fundamentally alter the prevailing character'*. He does not give any further detail on the scheme despite it having outline consent.
- 1.20 Section 4.1 to 4.10 of Ian Dudley's proof provides his appraisal of the effects of development on the character of the site and its setting. He considers that the Community Park is part of the scheme and states that he will base his assessment therefore on both sites, although nowhere in his initial baseline assessment does he clearly define the significant differences in character between Appeal Site 1 and Appeal Site 2. As a result, the appraisal is inconsistent with the actual baseline. As the development proposed on each site is also entirely different (simplistically, Appeal site 1 proposed for housing and Appeal Site 2 as a community park) and since, according to GLVIA3, the sensitivity assessment should be specific to the particular project or development (GLVIA3 para 5.39), the effects and their significance is, as a result, generally over-stated. The following points demonstrate this, particularly when attributing sensitivity to the site:
- I. In 4.4 he describes the site as *'pastoral grassland'* and in 4.5 as *'within a discrete pocket of land surrounded by native broad leaved woodland'* describing it as having a *'naturalistic and human-scale character'*. This is contrary to the previously recognised suburbanising influences on the low lying land, see 3.24 of his proof, and which are also alluded to in Fareham's 2017 character assessment (the scruffy appearance and fringe uses). None of the evidence points to this being a *'naturalistic'* landscape. He goes on to say on 4.6 that the character of this area is *'relatively intact'* although, again, his own analysis has shown that this is simply not the case with the site exhibiting relatively few of the key characteristics of the hierarchy of LCAs or the LCT in which it is located. He also states that the 125 unit scheme *'will fundamentally alter the sense of containment of the Site itself'*. Since his own assessment has recognised that

topography and vegetation, both within the site and in its surroundings, contain the site, how will development alter the site's containment?

- II. In 4.7 Ian Dudley acknowledges that '*equestrian land is inherently of lower tranquillity than other pastoral uses*'. Whilst it might be described as 'pastoral', simply because it is grazed, this term also implies certain bucolic qualities, which do not exist on the site due to the numerous detracting elements associated with the equestrian uses.
 - III. In 4.13, despite having acknowledged (in 3.26) that the Deviation line separates the site from the Meon valley he now states that the site is '*an extension of the Meon Valley*' and furthermore that '*it is fairly typical of the published character assessments and expresses a moderate degree of tranquility and conservation value, although some urbanising elements are present in the form of existing development in the valley bottom*'. He goes on to say that '*the currently undeveloped nature of the southern valley slopes means that they are in good condition*'. This statement not only ignores the presence of agricultural buildings, storage yards, vehicles, machinery, roads and tracks, stables, ménage and paddock fencing but, even if was undeveloped, the fact of being undeveloped does not automatically mean that the landscape condition is '*good*'. (In the summary on 7.1 he contradicts the notion of 'undeveloped' by saying that '*three groups of buildings are present within the Site, with the main group arranged around a yard next to the Site entrance*'). He also states that the upper slopes are an important element in elevated views, with which we agree. Based on this he attributes high value to the landscape receptor, failing to recognise any difference between the enclosed valley floor, with its suburbanising influences and numerous detractors brought about by 150 years of change, and the elevated parts of the site, with its panoramic views. The factors which negatively impact on perceptual qualities such as noise from the M27 (previously highlighted in 3.18 of Ian Dudley's proof and the FBC landscape assessment) are not mentioned. Nor does he acknowledge the effect that Welborne will have on these panoramic views.
- 1.21 Turning to Ian Dudley's appraisal of effects on landscape receptors (paras 4.4-4.30), according to GLVIA3 (paras 5.48 – 5.52), magnitude of impact depends on the size and scale of change, its geographical extent and duration and reversibility. The baseline assessment (in the submitted LVAs and Ian Dudley's proof) has shown that Appeal Site 1 is well enclosed by topography and vegetation so that the geographical extent of landscape impacts is likely to be confined to the site itself and its immediate context in Funtley triangle. Because Appeal Site 2 is elevated and more open with panoramic views, the geographical extent of any landscape effects would likely be over a wider area. In addition, whilst the site level magnitude of change may be high, the restricted geographical extent will reduce its impact on Appeal Site 1. On this basis it is our assessment that the resulting effects predicted in Ian Dudley's proof are all over-stated. Fundamentally Ian Dudley's assessment of the appeal scheme, fails to recognise that, at a detailed site level, the landscape character varies significantly across the two sites.

- 1.22 It is also worth mentioning that the GLVIA3 guidance on judging the overall significance of effects (para 5.56 GLVIA3) states that *'it would be reasonable to say that major loss or irreversible negative effects, over an extensive area or elements and perceptual aspects that are key to the character of nationally valued landscapes are likely to have the greatest significance'*. On this basis it is hard to see how any of the effects on Appeal Site 1 would be significant, given the limited geographical extent and the degraded nature of the landscape resource.

Proposed Area of Special Landscape Quality (ASLQ)

- 1.23 In assessing effects on overall landscape character of the site in its wider landscape Ian Dudley's evidence (4.31– 4.57) refers to the proposed ASLQ. FBC's review of the ASLQ differentiates between the character of Appeal Site 1 and Appeal Site 2 ('Technical Review of Areas of Special Landscape Quality and Strategic Gaps supporting document for Fareham Local Plan Development, Hampshire County Council, Sept 2020) and recommends that *'the boundaries of the ASLQ should follow those of the LCA but exclude the built and allocated parts of Funtley and some of the higher western parts of 6.2, which do not form a strong visual part of the valley'*. Since it is these character differences that has determined where development can be accommodated, without significant harm, this is an important distinction, which Ian Dudley has failed to recognise in his assessment of the impacts of the proposed 125 unit scheme.
- 1.24 Despite Fareham's published evidence Ian Dudley has decided to complete his own assessment of the value of both sites as one unit using a range of criteria, such as natural heritage, cultural heritage, landscape condition, cultural associations, distinctiveness, recreational value, perceptual qualities and functional aspects (these differ to an extent from Box 5.1 in GLVIA3). Had he differentiated between the proposed ASLQ and the allocated areas of Funtley triangle (as in FBCs technical review) the differences in character of the two areas would have been obvious, the resultant assessment of value would have been different and so, subsequently, would the assessment of landscape effects – see table below where we have undertaken a brief appraisal based on Ian Dudley's criteria. Ian Dudley concludes in 4.47 that the value of the entire site is 'High' when in fact previous statements and the comparisons below show that it is not. This is also borne out by Fareham's own evidence.

Criteria	Appeal Site 1	Appeal Site 2 (FBC's ASLQ)
Natural Heritage	Valley floor used as horse paddocks with few remaining historic landscape features except a small area of SINC next to Funtley Road. Low natural heritage value	Great Beamond coppice replanted Ancient woodland and other remnant woodland areas occupy slopes and upper areas. Medium natural heritage value
Cultural heritage	Only vestiges of former hedgerows and ancient woodland remain. Low value	Great Beamond coppice and other treebelts remain as reminders of past extensive coppice woodland and time depth. Medium value
Landscape condition	Past brickmaking uses, more recent suburban influences and present day horse paddocks in valley bottom leave site in poor condition.	Remaining Ancient Woodland and panoramic views tend to compensate for the otherwise detracting influences of the M27 motorway, historic loss of coppice woodland and agricultural buildings, masts etc. Medium condition
Cultural associations	None known	None known
Distinctiveness	Enclosed valley floor and lower areas with few distinctive landscape features and only vestiges of hedgerows remaining. Enclosed by topography and settlement. Fringe characteristics. Lacking in distinctive features	Upper slopes command panoramic views over Meon valley and to undeveloped downland to north although this will be significantly affected by Welborne garden village. It contributes to distinctive wooded horizons of the bowl so despite negative perceptual qualities, (noise, visual detractors etc) medium to high distinctiveness.
Recreational value	Permissive path only crosses site – low recreational value	Permissive path only crosses site – low recreational value
Perceptual (scenic)	Landscape components degraded with significant suburbanising and fringe influences. Low scenic value	Landscape components such as Ancient Woodland on the rim of the bowl contribute to scenic quality. Panoramic views from upper open areas although M27 and other structures detract from perceptual qualities. Medium scenic value
Perceptual (wildness and tranquillity)	Suburban influences, traffic and horse paddocks have eroded any sense of tranquillity or wildness. Low tranquillity	Tranquillity and wildness affected by M27 and other intrusions but long views over Meon valley partly compensate. Welborne will significantly impact on perceptual qualities. Medium to low.

Functional	Loss of woodland, physical and visual severance from the Meon valley and downland landscapes has affected the functional contribution of the site, including its soils, vegetation, hydrological links etc. Low functional value	Woodlands and upper slope grasslands have higher functional value within local landscape, although still functionally separated from adjacent areas by infrastructure. Medium value
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Conclusion on proposed ASLQ

- 1.25 From the above it is clear that the landscape value of the two sites is different, and as I have contended in past representations and in my proof, that neither meets the criteria to be designated as a ‘valued’ landscape or part of the Meon Valley ASLQ. I have shown that the condition of Appeal Site 1 is degraded, not just from recent changes associated with horse grazing, but from 150 years of change, as outlined in our proof. Appeal Site 1’s character is a degraded fringe landscape, which is in decline and in no way can be considered as ‘special’ or ‘out of the ordinary’. Appeal Site 2, whilst also degraded, commands panoramic views which will in the future be available to the general public. It also contributes to the characteristic wooded horizons of the wider landscape. Whilst I do not believe it warrants ASLQ status (and have presented my analysis within my proof and past representations) it is clearly a more sensitive landscape than Appeal Site 1 and deserving of a different approach to its future life as a community park. On this basis I cannot agree with Ian Dudley’s assessment of landscape impacts in 4.51. or that the entire site is a ‘*valued landscape*’ as he asserts in his concluding paragraph at 4.57.

Landscape Construction impacts

- 1.26 Paragraph 4.52 comments on potential construction impacts. There is no basis on which this can be assessed other than in very general terms as there is no construction information provided by the appellant. This would normally be covered in the Reserved Matters application based on a Construction Environmental Management Plan (CEMP) secured by condition. He does however acknowledge that any effects would be temporary.

Visual Appraisal

- 1.27 Section 5 deals with the Visual Appraisal undertaken by Ian Dudley in which he assesses the effects of the scheme on views and visual amenity from 9 viewpoints, identified through a ZVI and field work. He notes the enclosed nature of the site in 5.7 ‘...*the effect of the vegetated embankment along the Deviation line and the presence of Great Beamond Coppice and the vegetation along the railway line corridor serve to limit visibility to the east and west, although distant views towards the site are available from the north-east.*’ He does not say whether these views are open to the whole of the site or just the higher slopes. He concludes that the 55 unit

scheme would have a lesser impact on views and visual amenity than the 125 unit scheme, suggesting that the landscape proposals for the 55-unit scheme can mitigate any adverse effects to acceptable levels. Taking each viewpoint separately we comment as follows:

- I. Viewpoint 1 was not previously assessed as the permissive footpath was not open in 2020 when the application was submitted. The consented scheme and the appeal scheme will impact on views from this path but it is unlikely, in our view, that the magnitude of impact will vary significantly between the two schemes as they both introduce further development within the settled valley bottom, whilst the wider panoramic views (which are the focus of this view) over the wooded Deviation Line to the Meon valley will remain. For this reason the finding that a Major adverse effect will result from the appeal scheme is over-stated and incorrect. More likely it will be similar for both the consented and appeal schemes. It is worth noting that elsewhere on the permissive path the views are somewhat different. When crossing the M27 footbridge the first view is to higher ground to the north-east over Great Beamond coppice. Proposed housing on Appeal Site 1, Funtley North and Funtley village are all hidden in the valley bottom but the proposed Welborne garden village will be prominent in this view, including the highest buildings, which are around 20metres tall. Views from other parts of the permissive path will also have views northwards to Welborne. As Welborne will significantly alter views northwards from the community park and permissive path, these proposals should be taken into account, to provide a complete picture. Viewpoint 1 is the first point in a sequence of views moving north along the permissive path where the proposed development and Funtley North are revealed in the valley bottom. The development edge is deliberately very fragmented, in the low density clusters such as in Parcel F, on the southern edge and the greenways, which are oblique to the view, will further break up development, so that it does not appear as a 'wall' of development.

- II. Viewpoints 2 and 3 are from Funtley Road which is lined by a hedgerow and only allows limited views of the site through gaps in the existing roadside hedgerow. Viewpoint 3 shows the prominence of existing modern agricultural sheds on the horizon above the site. Receptors would be in a vehicle travelling at 40mph (attributed low sensitivity due to the short duration of view and focus of the drivers attention on the road), although there may be some glimpsed views, from upper storeys available to residents of houses that front on to Funtley Road (whose sensitivity would be higher). Whilst the 55-unit scheme was apologetically screened behind the hedgerow and a 'landscape buffer' the appeal scheme promotes a positive frontage along Funtley Road in keeping with local character (see also Rummey Design's Morphology Study) and to create a heart to the settlement. This is also described in my proof of evidence, as well as the DAS. Whilst the magnitude of change is high, Ian Dudley pre-supposes that development will be visually adverse. The positive treatment along Funtley Road will, we contend, enhance this frontage, and has the potential to be beneficial, not only to the visual environment but also to the structure and character of Funtley settlement. The characteristic wooded horizons remain as a backdrop.

- III. Viewpoint 4 is taken from in front of the single house that has views into the site from Honey Lane. This view focusses on a greenway and additional planting is proposed near the viewpoint. The view is likely to change significantly for this one resident, but these design measures will assist in mitigating the potentially adverse visual effects. Ian Dudley has, however, not considered the greater potential significant impacts that there will be on this view arising as a result of future development at Welborne garden village to the north, which will be clearly seen, across an extensive area, from VP4, replacing open, arable fields with development across the entire middle ground of the view.
- IV. Viewpoints 5 and 6 from the Deviation Line allow very limited glimpsed views of the site as well as existing housing within Funtley triangle, mainly in winter. The views in summer, when the footpath will be more heavily used, are much reduced due to enclosing vegetation. In addition, proposed planting along the western edge of the site will reduce any views further. On this basis the assessment of Moderate adverse is overstated and should be Minor adverse, since the perceptible change is likely to be limited and barely perceptible in the long term. I should also point out that the already permitted 55 house scheme shows, on the consented parameter plan, that development was proposed in this area; the proposed scheme actually proposes development further away from this viewpoint with enhanced tree planting to the perimeter of the site.
- V. Viewpoints 7 and 8 (please refer to Appendix 2, Plan 01, for their relationship with the consented Garden Village of Welborne) are taken from the footpath that will become an 'east-west link' on the northern edge of the open arable land that is proposed as residential development in Welborne Garden Village. Viewpoint 7 is taken from a point close to the location of the future school and related infrastructure of Welborne. This major development will range from 11-14 metres in height, and have a density of 30-35dph, according to parameters plans (see Appendix 2). Without Welborne, and in winter, Appeal Site 1 is not visible from Viewpoint 7 but Funtley village and vehicles on the M27 are visible as are the frequent trains on the mainline railway. These are also audible (see para. 1.11). Welborne is planned to have a new railway halt on the western boundary of the site and this will increase the noise of trains starting and stopping and railway announcements may also be audible. From Viewpoint 8, without Welborne, it is possible that the roofs of the higher houses on Appeal Site 1 may just be visible above existing houses in Funtley, although the change is likely to be barely discernible. In both views the hillside forms a strong wooded backdrop to the south. However, once Welborne is developed, the entire foreground will be occupied by housing development and, depending on the proximity of houses, it is likely that the site and even the wooded rim of the valley will not be visible at all from this footpath route. Ian Dudley has chosen not to mention this fundamental change to the future baseline. Furthermore, Ian Dudley states that users of public footpath 86 (viewpoint 7) are likely to be using it for '*appreciation of the attractiveness and tranquillity of the countryside*' and viewpoint 8 will be used by those '*likely to be seeking a recreational experience in the countryside.*' These

footpaths will certainly no longer allow the same appreciation of the countryside since the view will be constrained by residential development and the sense of tranquillity will certainly be compromised.

VI. Viewpoint 9 is taken towards the northern end of Funtley Meadow. Appeal Site 1 is only seen from approximately the northern third of Funtley Meadow, with the site hidden by existing housing in Funtley North in the other two thirds. The view will experience very little change in the view other than a slight expansion of roofscapes, as the foreground of the view is currently of housing in Funtley North and there is little difference in the roof level of the proposed housing as against the consented scheme. Views to the wooded ridge will remain above development.

- 1.28 In 7.21 Ian Dudley concludes that the visual effect of the 125-unit scheme is unacceptable in visual terms whilst the 55-unit scheme is acceptable despite having also agreed that the site is well enclosed except from a very small number of potential receptors. He also states that the small number of receptors become '*collectively significant*' although offering no explanation of what this might mean. It is not a term used in GLVIA3. If he is alluding to potential 'cumulative' effects, it is accepted practice to include consented schemes, such as Welborne and the adjacent development at Knowle, in determining cumulative landscape and visual effects. In March 2019 Knowle, to the north west of Welborne, received a resolution to grant consent for approximately 200 dwellings, also altering the perception of the landscape in this area.
- 1.29 I have shown (and this is consistent with the Fabrik LVA and LVA addendum) that the effects attributed to the Appeal scheme are overstated for several viewpoints and that the assessment has taken no account of the changes that Welborne Garden Village will make to the visual environment of the site in the near future. We should also recognise that Knowle, with further potential development, is also visible. Ian Dudley also asserts that 'Severe' visual effects will accrue during construction although offering no information to support this or indeed a definition of 'Severe'. It is difficult to undertake an assessment of construction effects at outline stage without detailed information on the construction programme, working practices and construction mitigation measures etc. This would normally be controlled by a construction environmental management plan (CEMP) which would in any case be the subject of local authority approval through a reserved matters application. However, it should still be borne in mind that there is consent for 55 houses on this same area of land, in the same location. Whilst 'construction effects' must remain a theoretical concept at this stage I doubt whether these effects would be any more significant with a revised number of houses of similar scale, form of construction and infrastructure needs as the consented scheme.

Conclusion

1.30 In conclusion, I refer to an email dated 10 April 2018 from Dominic Lyster of Fareham Borough Council (see Appendix 3) setting out Fareham's response to the 55 unit scheme, at that time, and in particular the landscape and urban design considerations that Fareham's officers considered important to the acceptability of the scheme, and to comply with policies CS14 and CS17 of the Core Strategy: CS14 - to protect the landscape character and the setting of settlements outside of the built-up areas; CS17 - specifically that development responds positively to and be respectful of the key characteristics of an area including landscape, scale, form, spaciousness. The following important principles have been taken into account in the approach to the 125-unit scheme:

- I. *'I would suggest that built form is acknowledged but with a strong landscape structure that assimilates development into the landscape and links small scale, low density parcels through landscape, rather than being imposed in a standard suburban form and density, with a long-term attempt to enclose and screen;*
- II. *the importance of the high ground and its relationship back to the development core and Funtley Road, linking with existing development, is a key element in my opinion. This visual and physical linkage can be captured to create a site sensitive, distinctive place that integrates key landscape features and views and helps to reduce the urbanising impact upon a sensitive rural character;*
- III. *I would expect to see the development structure show the future parkland sweeping through the development parcels to Funtley Road. These should be strategically placed and sufficiently wide to create strong visual and physical connections to the high ground and incorporate substantial planting to contribute to GI as well as pedestrian movement and activity'.*
- IV. Under Design Quality, he states *'a key component of design quality, having regard to policy CS17, is to ensure that development respects and responds to the important characteristics of the site and its context. At this outline stage, the structure and scale of development parcels, how they are organised, their anticipated density and the integration of open space and future planting space, needs careful design'.*

1.31 Going on to more detailed matters he advised:

- I. *'to avoid the use of standard suburban development forms with dominant turning head cul-de-sacs, large radii, minimal front planting spaces, shared driveways and parking, non-native short term planting.*
- II. *to utilise rural lane street design with robust native planting to boundaries, informal parking arrangements, minimal radii, low key lighting;*
- III. *to consider the use of more rural vernacular forms and materials limited to single and two storey, organised in less rigid arrangements and of varying scales and mass.*

- 1.32 My proof and this rebuttal show that these landscape principles have underpinned the design approach to the Appeal scheme, to ensure that the development can be integrated within the wider landscape and with existing development. The proposal also achieves strong visual and physical connections between development parcels and the community parkland with greenways incorporating robust planting that will soften the visual appearance of the streets and space between dwellings and groups so that there is openness and views between buildings, avoiding a ‘wall’ of development.
- 1.33 Further, outwith the landscape, the urban design principles discussed in relation to the consented scheme 2018 have been incorporated into this Appeal scheme, including the use of *rural vernacular forms, single and two storey development and less rigid arrangements of varying scales and mass.*

RD1731-D4-220126

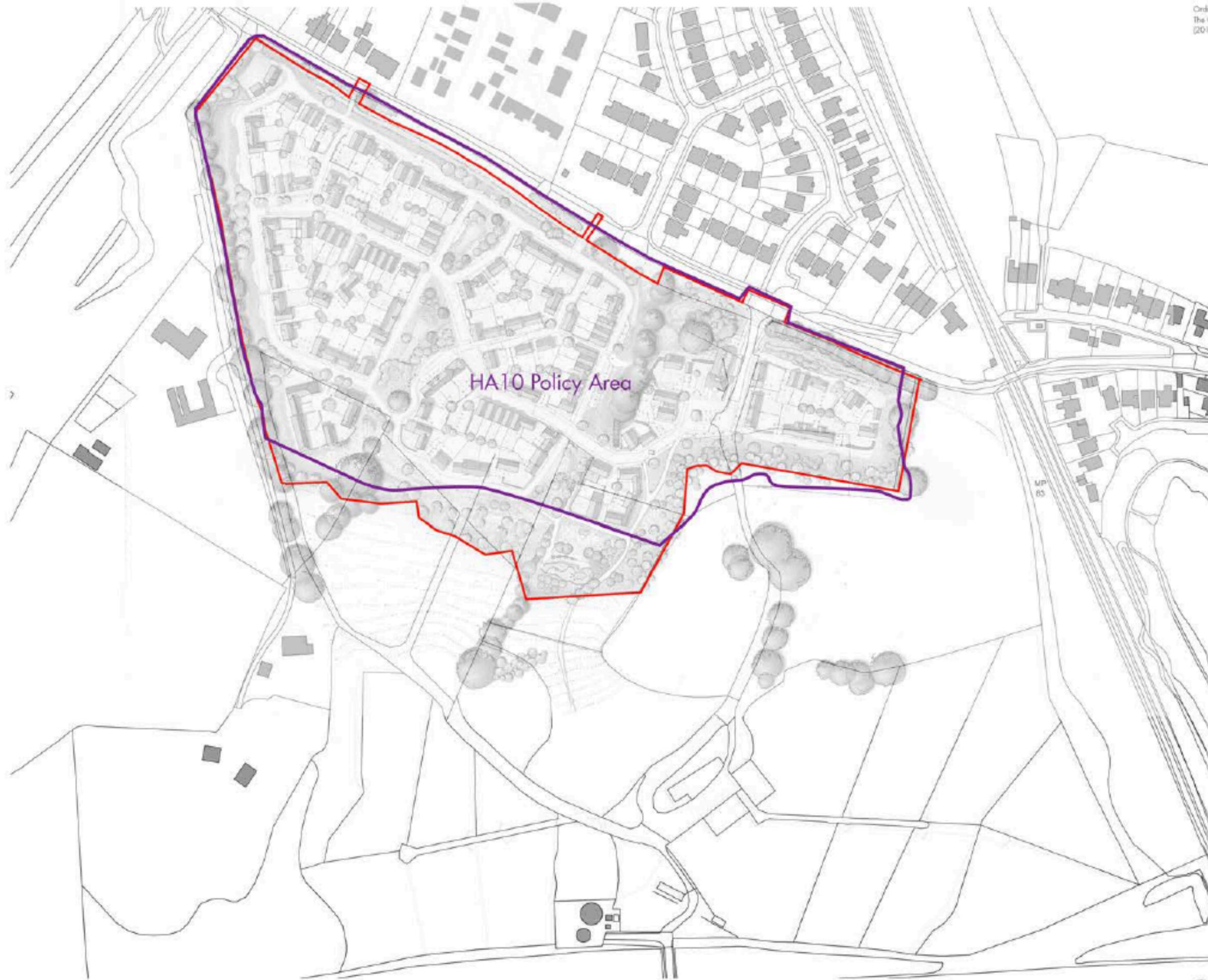
Appendix 1

Plan 001 - shows the HA10 policy boundary and Application boundary for Appeal Site 1 overlaid over the Illustrative masterplan. Note that the increased area in the south of the site is proposed as open space and does not contain built development.
(RD1731-F3-220114a-APP-001-HA10 overlay on masterplan)

Plan 002 – shows the Application boundary of Appeal Site 1 with the proposed boundary of the Meon Valley ASLQ (proposed Policy DS3 area), overlaid over the Illustrative Masterplan. No built development is located within the proposed ASLQ boundary.
(RD1731-F3-220114a-APP-002-ASLQ overlay on masterplan)

Plan 003 – shows the HA10 policy boundary and Application boundary for Appeal Site 1 overlaid over the Parameter Plan. All proposed built development is contained within the HA10 policy area.
(RD1731-F3-220114-APP-003-HA10 overlay on parameter plan copy)

Plan 004 shows the Application boundary of Appeal Site 1 with the proposed boundary of the Meon Valley ASLQ (proposed Policy DS3 area), overlaid over the Parameter Plan. No built development is located within the proposed ASLQ boundary.
(RD1731-F3-220114-APP-004-ASLQ overlay on parameter plan copy)



HA10 Policy
allocation area

Application
area

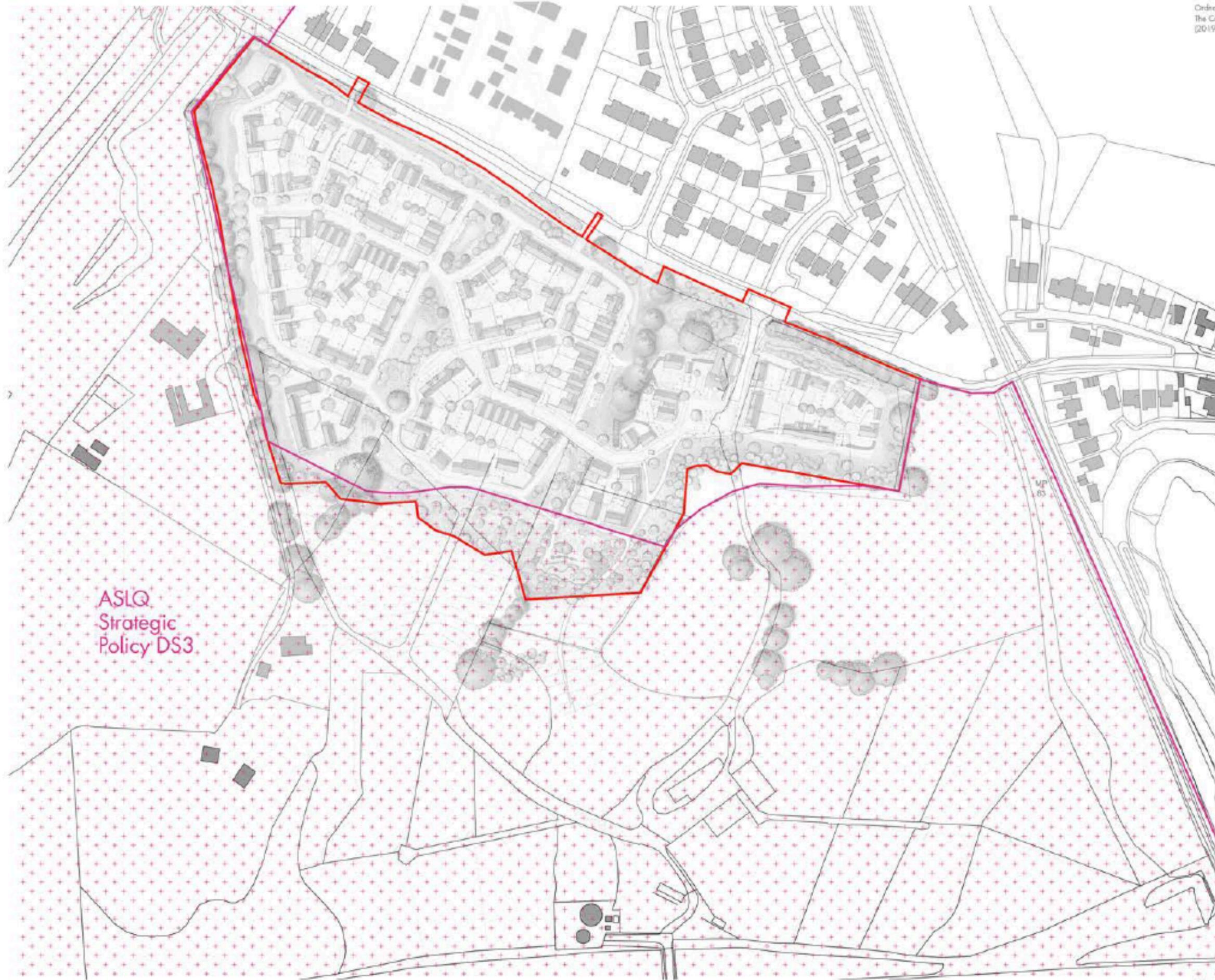
HA10 Policy Area

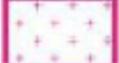
extent of Housing
Allocation area
HA10 overlain on the
illustrative masterplan

RD1731-220114-APP.001

Rummey design





 Policy DS3 - ASLQ area

 Application area

ASLQ
Strategic
Policy DS3

extent of ASLQ
overlain on the
illustrative masterplan

RD1731-220114-APP.002

Rummey design

0 10 20 30 40 50 60 70 80 90 100
Scale in metres
1:1000





HA10 Policy allocation area

Application area

Parameter Plan drawing ref. RD1731-F3-L107 Rev. P3 (19/08/21)

extent of Housing Allocation area HA10 overlain on Parameter Plan

RD1731-220114-APP.003

Rummey design





 Policy DS3 - ASLQ area

 Application area

Parameter Plan drawing ref. RD1731-F3-L107 Rev. P3 (19/08/21)

ASLQ Strategic Policy DS3

extent of ASLQ overlain on the Parameter Plan

RD1731-220114-APP.004

Rummey design

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Scale 1:1,000

Appendix 2

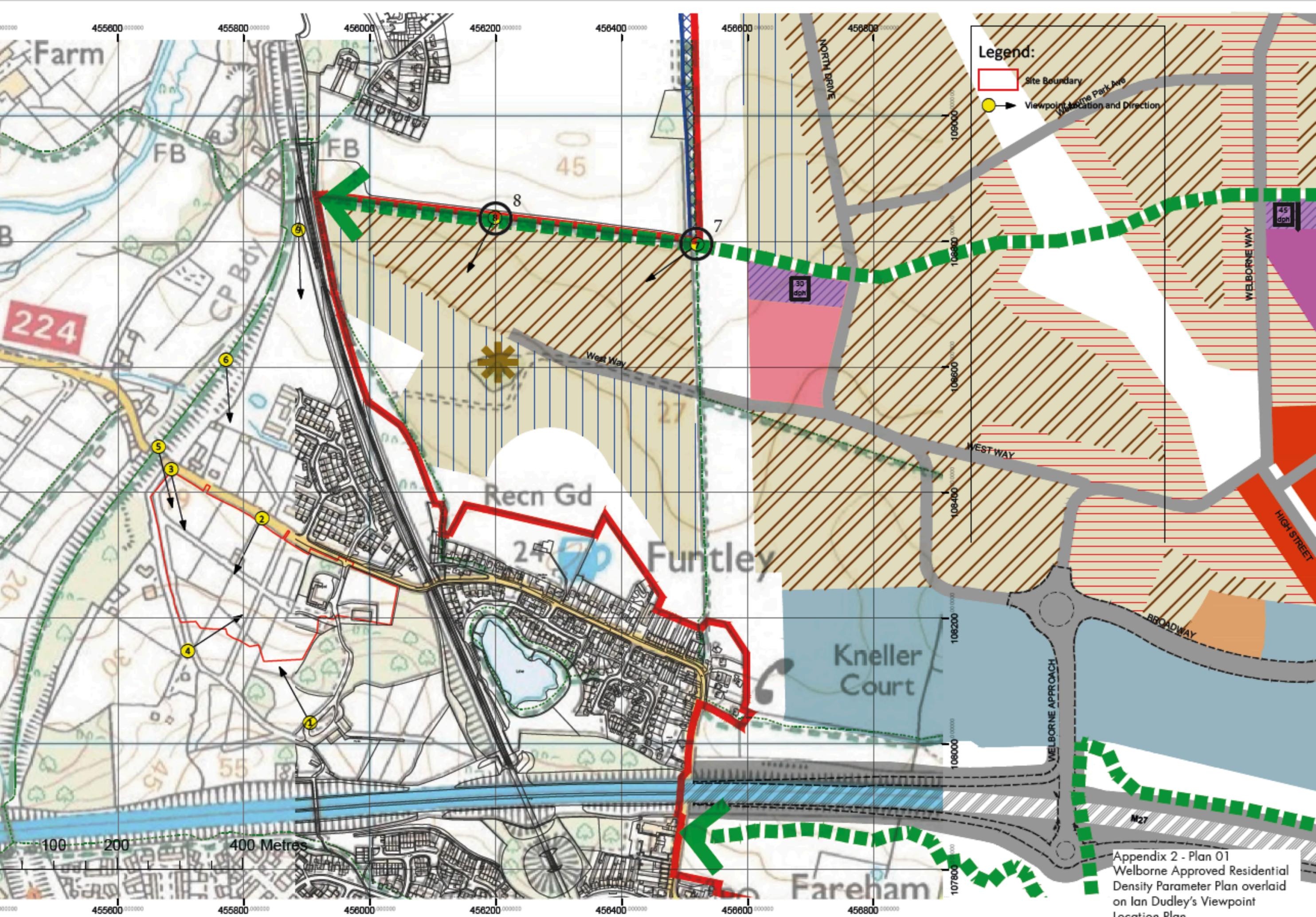
Plan 01 – Welborne Garden Village Approved Residential Density Parameter Plan overlaid on Ian Dudley’s Viewpoint Location Plan

Plan 02 – Welborne Garden Village Approved Residential Density Parameter Plan – Jun 19 Revision

Plan 03 – Welborne Garden Village Approved Building Heights Parameter Plan – Jun 19 Revision

Plan 04 – Welborne Garden Village Approved Land Use Parameter Plan – Jun 19 Revision

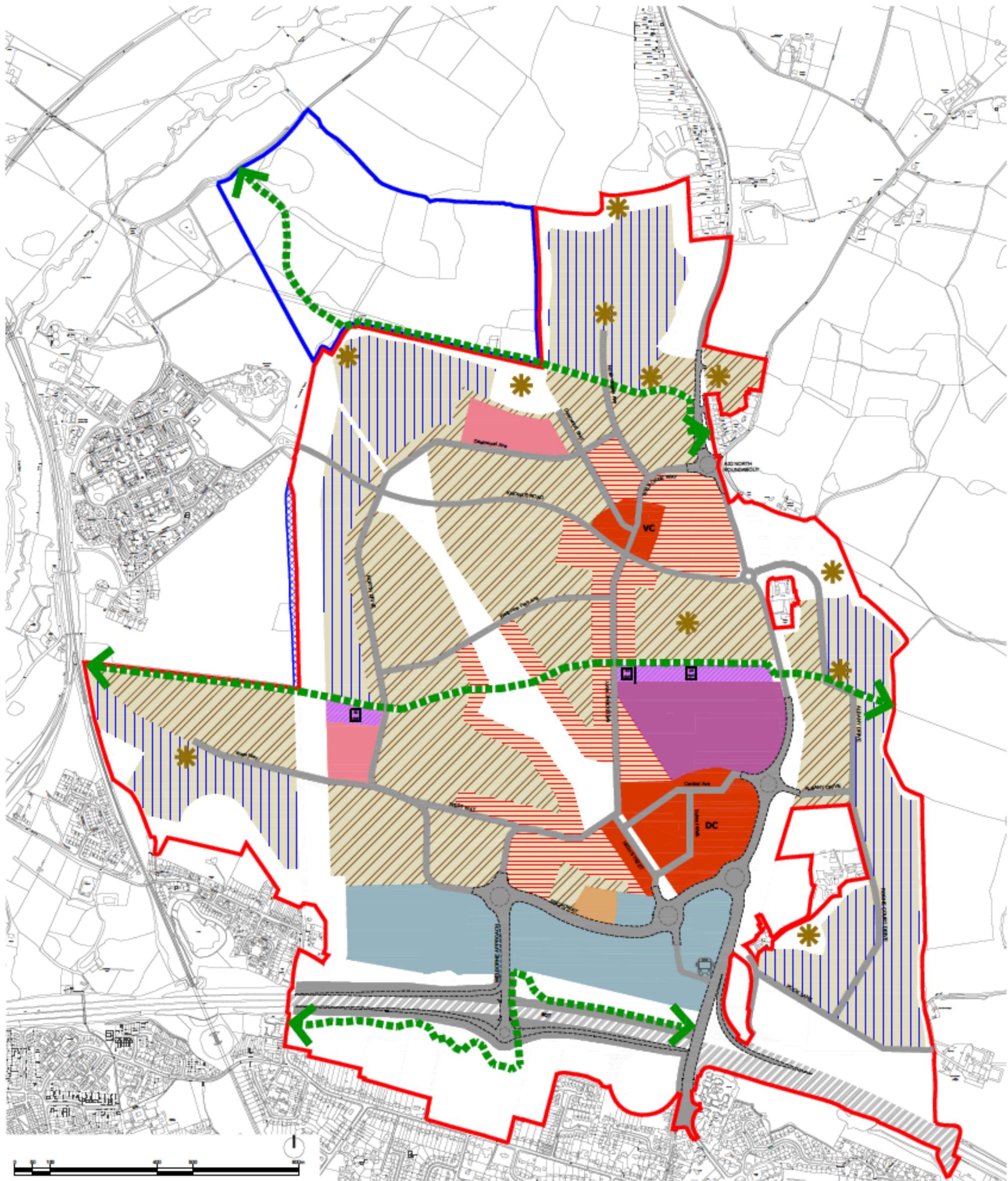
Plan 05– Welborne Garden Village Approved Public Open Space Parameter Plan – Jun 19 Revision



Legend:

- Site Boundary
- Viewpoint Location and Direction

Appendix 2 - Plan 01
 Welborne Approved Residential
 Density Parameter Plan overlaid
 on Ian Dudley's Viewpoint
 Location Plan



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- | | | |
|---------------------------|---|---|
| Application Site Boundary | Land in control of applicant but not included in the planning application | Existing woodland and footpath to be retained |
|---------------------------|---|---|
-
- | | |
|---|--|
| RESIDENTIAL DENSITY PROPOSALS | FOR CONTEXT |
| Residential lower average density (up to 30dph) | Junction 10 and A32 link proposed layout |
| Residential medium average density (up to 35dph) | Road network - proposed and existing |
| Residential higher average density (up to 45dph) | M27 |
| Mixed use District Centre including housing (up to 70dph) | East-West Links |
| Mixed use Village Centre including housing (up to 30dph) | Parks and Informal Playspaces; locations and details to be confirmed at detail design stage |
| Potential Residential Density in School Reserve Land | Employment areas |
| | Listed buildings and curtilage to be retained. Non listed buildings in area may be demolished, but must be replaced with similar form raising and location |
| | Land identified for primary schools (north and west). |
| | Land identified for Primary and Secondary Schools at District Centre including sports pitches at Secondary School |
| | Land identified as Primary and Secondary Schools reserve land |
| | A32 bus access |



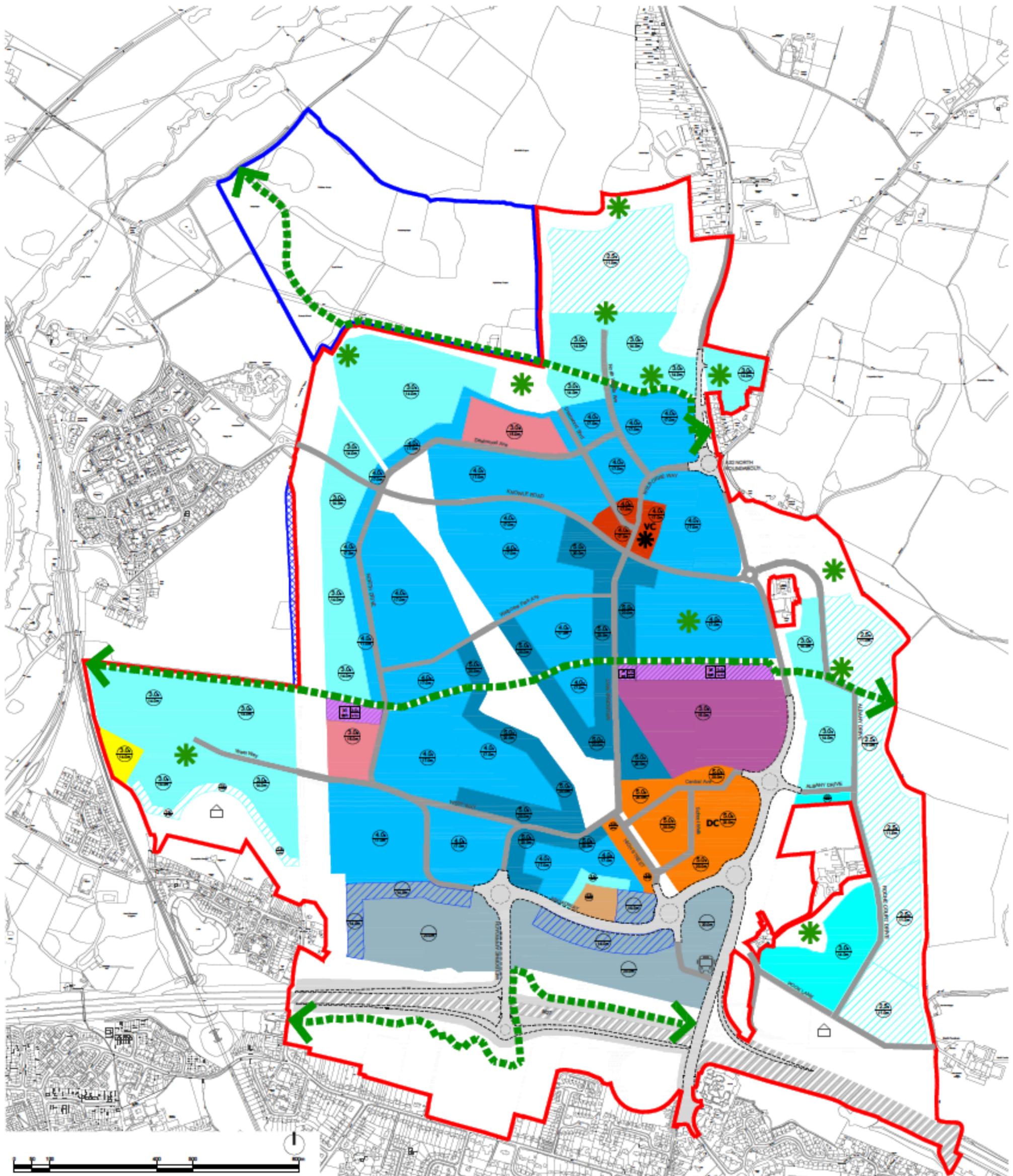
Project
WELBORNE

Drawing Title
**RESIDENTIAL DENSITY
PARAMETER PLAN - JUN 19 REVISION**

Date	Scale	Drawn by	Check by
18-11-20	1:5000@A1	L3	PC
Project No	Drawing No	Revision	
60469153	PARAMETER PLAN 004	A.4	



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- Application Site Boundary
 - Land in control of applicant but not included in the planning application
- BUILDING HEIGHT PROPOSALS**
- Residential, 2.0 to 2.5 stories, 11.0m maximum building height to ridge line.
 - Residential, Predominantly up to 2.5 stories, 11.0m maximum building height to ridge line, with no more than 25% of the units being 3.0 stories (maximum building height of 14.0m to ridge line) and in locations identified in the Design Code.
 - Residential, Predominantly up to 3.0 stories, 14.0m maximum building height to ridge line, with no more than 25% of the units being 4.0 stories (maximum building height of 17.0m to ridge line) and in locations identified in the Design Code.
 - Residential, Predominantly up to 4.0 stories, 17.0m maximum building height to ridge line, with no more than 25% of the units being 5.0 stories (maximum building height of 20.0m to ridge line) and in locations identified in the Design Code.
 - District Centre, Mixed-use, up to 5.0 stories, 20.0m maximum building height to ridge line, subject to Design Code.
 - Village Centre, Mixed-use, up to 4.0 stories, 17.0m maximum building height to ridge line, subject to Design Code.
 - Transport, Rail Halt, up to 3.0 stories, 14.0m maximum building height to ridge line.
 - Outdoor sport facility and associated facilities including day care and pre-school up to 2.5 stories.

- Land identified for Primary Schools (north and west) up to 15m approximately.
- Land identified for Primary and Secondary School at District Centres up to 15 m approximately.
- Employment structures up to 14m
- Employment structures up to 20m
- ✱ Potential locations for landmark feature such as a clock/tall tower or spire as part of community building with height up to 20m with a floor plan of not more than 3.0m x 3.0m
- ✱ For residential areas: Maximum number of stories, subject to Design Code. Maximum building height to ridge line, in metres, subject to design code. Industrial areas don't include no. stories.
- ✱ Height and density parameters within Land Identified as Primary and Secondary Schools, leisure and
- ✱ Maximum number of stories
- ✱ Maximum building height to ridge line, in metres

- FOR CONTEXT**
- Junction 10 and A32 link proposed layout
 - Road network - proposed and existing
 - M27
 - Listed buildings and curtilage to be retained. Non listed buildings in area may be demolished, but must be replaced with similar form massing and location
 - ✱ Parks and Informal Playspaces locations and details to be to be confirmed at detail design stage
 - ↔ East-West Links
 - ⊙ A32 bus access

FOR INFORMATION

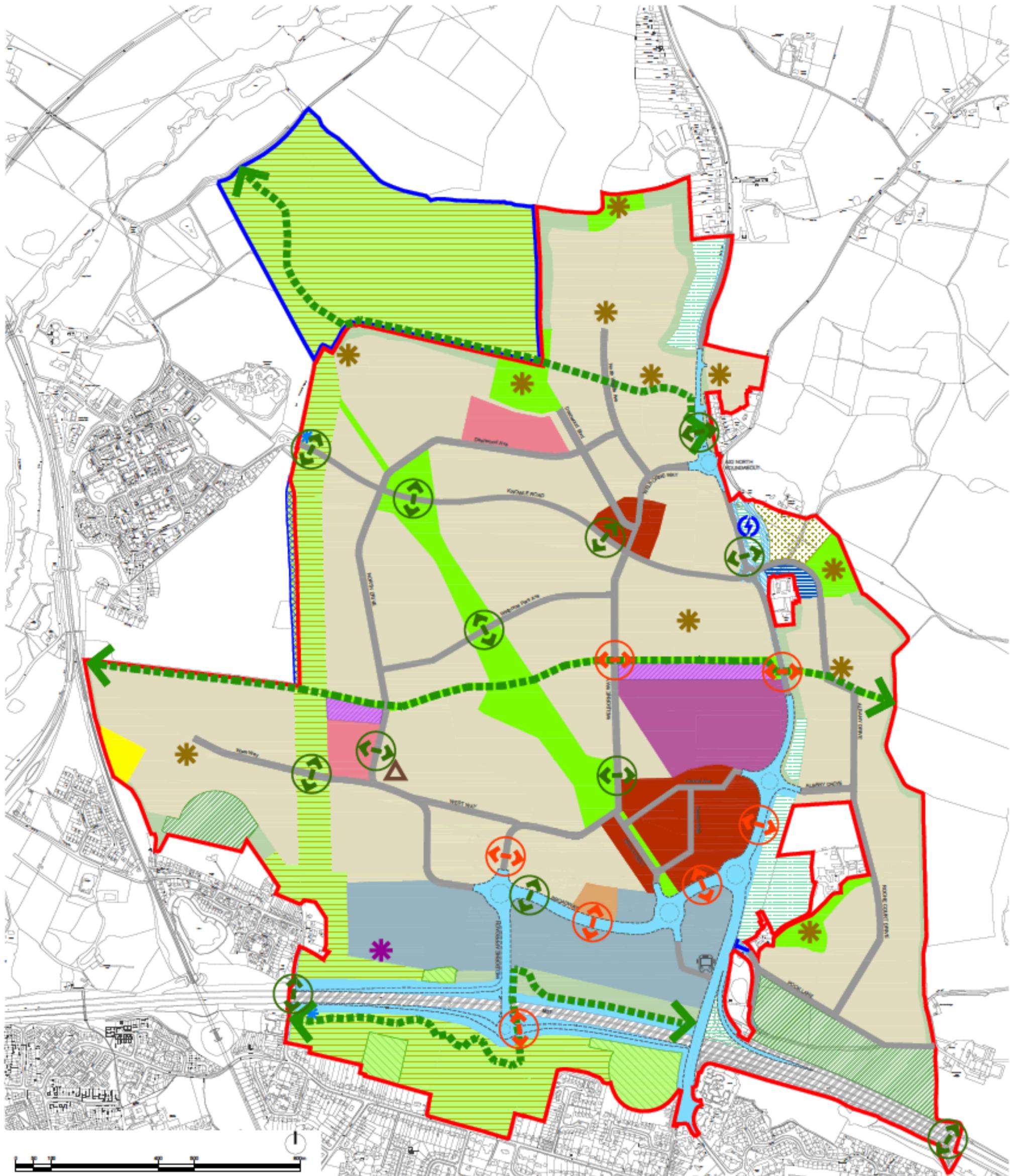
The residential building heights expressed as up to the stated number of stories also include development at lower storey heights

Project
WELBORNE

Drawing Title
**BUILDING HEIGHTS
PARAMETER PLAN - JUN 19 REVISION**

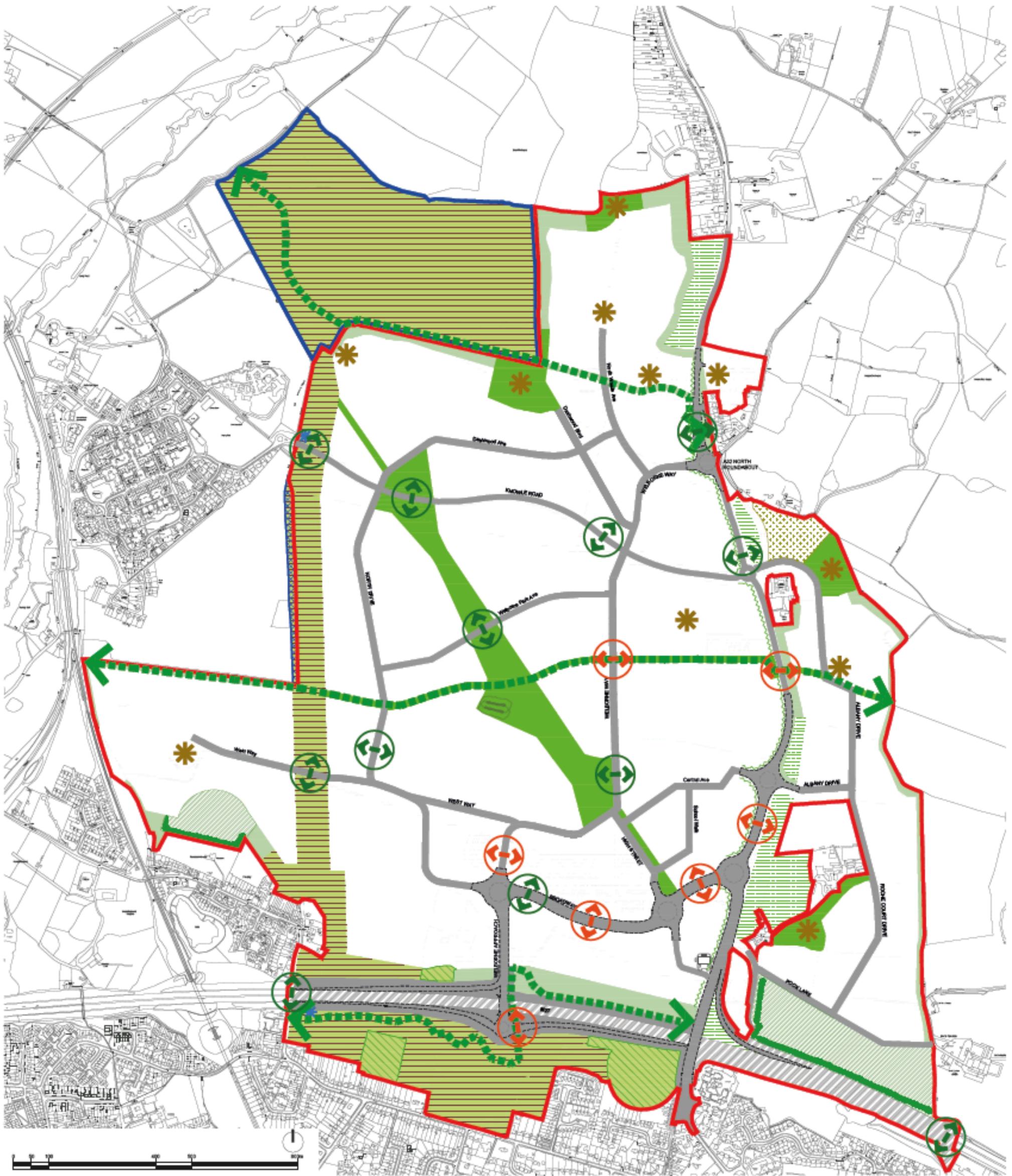
Date: 19-03-12 Scale: 1:5000@A1 Drawn by: LJ Check by: PC
Project No: 60469153 Drawing No: PARAMETER PLAN 005 Revision: A.4

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<p> Application Site Boundary</p>	<p> Land in control of applicant but not included in the planning application</p>	<p> Existing woodland and footpath to be retained</p>			
<p>LAND USE PROPOSALS INCLUDING ANCILLARY G.I. AND SUDS</p> <ul style="list-style-type: none"> Residential development and other ancillary use Employment areas Land Identified for Village and District Centre <ul style="list-style-type: none"> - District Centre: Incl. community, day care, retail, leisure, employment & residential - Village Centre: Incl. community, day care and pre-school, indoor sports, retail, public realm and residential Outdoor Sport Pitches & associated facilities including day care and pre-school SANGs Potential SANGs 	<p>PROPOSED LAND USE ELEMENTS TO BE CONFIRMED THROUGH DETAIL DESIGN</p> <ul style="list-style-type: none"> Carpark for SANGs Household Waste Site within employment area Parks and Informal Playspace locations and details to be confirmed at detail design stage Land Identified for access road Potential Railway Halt Community Hub in the vicinity of the school, including day care Potential location for primary substation Parks, Informal Playspace and SUDs Semi Natural Greenspace Allotments 	<ul style="list-style-type: none"> Land Identified for Primary School (north and west) Land Identified for Primary and Secondary School at District Centre including sports pitches at Secondary School Land Identified as Primary and Secondary Schools reserve land 	<p>FOR CONTEXT</p> <ul style="list-style-type: none"> Junction 10 and A32 link proposed layout Road network - proposed and existing Pedestrian crossing - signalled Pedestrian crossing - un-signalled Closure of Pook Lane access, subject to separate statutory procedure East-West Link A32 bus access 	<p>RETAINED EXISTING USES</p> <ul style="list-style-type: none"> Existing A32, adjacent roads and slipways H27 Listed buildings and curtilage to be retained. Non listed buildings in area may be demolished, but must be replaced with similar form, massing and location Retained Woodland / Open Land 	<p>Project WELBORNE</p> <p>Drawing Title LAND USE PARAMETER PLAN - JUN 19 REVISION</p> <p>Date: 18-12-05 Scale: 1:5000@A1 Project No: 60469153</p> <p>Drawn by: LJ Check by: PC Revision: A.4</p> <p>AECOM ARCOM Alcote Tower, 2 Leman Street London, E1 8FA +44 (0) 202 061 7000 www.aecom.com</p>



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|---------------------------|---|---|
| Application Site Boundary | Land in control of applicant but not included in the planning application | Existing woodland and footpath to be retained |
|---------------------------|---|---|
-
- | | | | |
|--|---|---|--|
| GREEN INFRASTRUCTURE PROPOSALS
SANGs
Potential SANGs
Outdoor Sport Pitches & associated facilities, including day care for south eastern area
Aliments
Tree planting within landscape buffer
Long Barrow area to be preserved - no below ground works permitted
East-West Links
A32 buffers | GREEN INFRASTRUCTURE PROPOSALS TO BE CONFIRMED THROUGH DETAILED DESIGN
SUD's, Parks and Informal Playpace locations and details to be confirmed at detail design stage
Car Parks for SANGs
Semi Natural Greenspace (SNG)
Parks and Informal Playpace | FOR CONTEXT
Junction 10 and A32 link proposed layout
Road network - proposed and existing
M27
Pedestrian crossing - signalled
Pedestrian crossing - unsignalled
A32 bus access | EXISTING GREEN INFRASTRUCTURE RETAINED
Retained Woodland/Open Land |
|--|---|---|--|

INFORMATIVE
 SANGs and SNGs fulfil a dual GE function
 Secondary school sports provision contributes to outdoor sports pitches requirement

Project
WELBORNE

Drawing Title
**GREEN INFRASTRUCTURE
 PARAMETER PLAN - JUN 19 REVISION**

Date 19-03-12	Scale 1:5000@A1	Drawn by LJ	Check by PC
Project No 60469153	Drawing No PARAMETER PLAN 006	Revision A,4	

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Code: 101037/1/000001/Plan/006/1901/000001

Appendix 3

Email from Fareham Borough Council to Richard Wright of 10.04.18.

From: Lyster, Dominic <DLyster@Fareham.Gov.UK>

Sent: 10 April 2018 10:11

To: Wright, Richard <RWright@Fareham.Gov.UK>

Subject: RE: Fareham Borough Council - Consultation: Land to the South of Funtley Road

Richard,

Final version

Planning Application P/18/0067/OA by Reside Developments Limited

Land To The South Of Funtley Road, Funtley, Fareham

Following demolition of existing buildings, residential development of up to 55 dwellings (including 3 self-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.

Urban Design Comments

The following assessment relates to urban design issues only and are not prejudice to the consideration of the principle of development in this countryside location and issues relating to the 5 year housing land supply.

The issue of the provision of a community hall / shop is to be assessed by Planning Policy

Setting aside the principle of development in the countryside and 5 year housing land supply, there are two key policy areas relating to design that need to be satisfied:

- Core Strategy Policy (CS14) that seeks to protect the landscape character and the setting of settlements outside of the built-up areas. In this case the lower slopes of Portsdown Hill.
- Core Strategy Policy (CS17) seeks high quality design and specifically that development responds positively to and be respectful of the key characteristics of an area including landscape, scale, form, spaciousness.

The application is in outline with all matters reserved except for access. It is understood that the Parameter Plan is also submitted for approval, which has been informed by the illustrative masterplan.

Landscape character and the setting of settlements

Key landscape context –

The 2017 Fareham Landscape Assessment identifies the site as falling within the Upper Meon Valley, Area 062b. The Assessment provides guidance regarding important features, the sensitivity of areas to future development, and appropriate approaches to potential development.

- The site is identified as being set within a predominantly high sensitive landscape that represents part of the Borough's undeveloped landscape resource and the rural setting and 'natural edge' of the settlement of Funtley. It has an intrinsic attractive rural character and is particularly distinctive through its rising ground and hilltop/ridgeline topography;
- The Assessment advises that there is very limited potential for development without significant detrimental effects on the character and quality of local views;
- The Assessment identifies a few small pockets of land which are enclosed by strong hedgerows or vegetation and less visible such as areas off the Funtley Road, whereby any development would need to be small-scale and sensitively integrated
- The Assessment envisaged a much smaller parcel of land to be developed than currently proposed. The land to the east, which is substantially enclosed by existing woodland and trees. In this smaller site context, the advice identifies an approach that seeks to strengthen this enclosing characteristic by maintaining the effectiveness of the screening especially along the northern edge, to contain any potential effects on visual amenity and the more sensitive rural character of the surrounding area and the setting of Funtley.
- The housing site is however much larger than envisaged as it includes land further west. The visual exposure and essentially rural character of this western part is likely to result in built development remaining evident for many years and would affect the integrity and intrinsic quality of the rural character of the surrounding landscape and the setting of Funtley.
- In this context, I would suggest a different approach is needed whereby built form is acknowledged but with a strong landscape structure that assimilates development into the landscape and links small scale, low density parcels through landscape, rather than being imposed in a standard suburban form and density, with a long-term attempt to enclose and screen.
- The importance of the high ground and its relationship back to the development core and Funtley Road, linking with existing development, is a key element in my opinion. This visual and physical linkage can be captured to create a site sensitive, distinctive place that integrates key landscape features and views and help to reduce the urbanising impact upon a sensitive rural character. The current proposal in my view, visually severs this link and is likely to produce a standard suburban development where landscape is insufficiently respected or integrated.

It is understood that the submitted Parameter Plan, that sets out a structure of development parcels, open space and access is to be approved as part of this outline proposal. Taking account of the above, it will be necessary for the Parameter Plan to be altered. In my view, I would expect to see the development structure show the future parkland sweeping through the development parcels to Funtley Road. These should be strategically placed and sufficiently wide to create strong visual and physical connections to the high ground and incorporate substantial planting to contribute to GI as well as pedestrian movement and activity.

These spaces will help to break up development parcels so they do not dominate and sever the integrity of the landscape, aided by low density development that should allow for substantial on plot planting.

Design Quality

A key component of design quality, having regard to policy CS17, is to ensure that development respects and responds to the important characteristics of the site and its context. At this outline stage, the structure and scale of development parcels, how they are organised, their anticipated density and the integration of open space and future planting space, needs careful design. This element is largely covered under landscape above and can be agreed through the Parameter Plan.

At this stage, regarding more detailed matters (to be submitted as reserved matters if the outline is approved) I can only advise:

- To avoid the use of standard suburban development forms with dominant turning head cul-de-sacs, large radii, minimal front planting spaces, shared driveways and parking, non-native short term planting.
- To utilise rural lane street design with robust native planting to boundaries, informal parking arrangements, minimal radii, low key lighting;
- To consider the use of more rural vernacular forms and materials limited to single and two storey, organised in less rigid arrangements and of varying scales and mass.

Conclusion

The development approach is set out in the submitted Design and Access Statement, which draws on other assessment work, particularly the Landscape Visual Impact Assessment and drainage strategy. This identifies a development strategy that seeks to enclose development behind landscape buffers to Funtley Road and the future community parkland to the south. This is shown in an illustrative masterplan and a land use parameter plan, which is to be approved as part of this outline application. In my view, this approach will not appropriately integrate the development with the wider landscape, its future function or existing development.

In my view, the development parcels need to provide a stronger visual and physical connection through to the community parkland. Such connections need to be sufficiently wide to accommodate substantial planting including future large-scale tree species, suitable ped/cycle link, and a planting mix that will support robust habitat for identified species. In addition to this approach, I would expect to see lower density development that has sufficient front and frontages that can incorporate long term robust planting that will soften the visual appearance of the streets and space between dwellings and groups so that there is openness and views between buildings. It is important to avoid a 'wall' of development. I would advocate a rural lane design approach and introduce less rigidly organised plots and of varying scales and mass.

Note:

- The parameter plan does not show a 15m buffer adjacent to Funtley Road.
- There needs to be an agreement as to the precise boundary of the woodland/SINC as the proposed parameter plan does not align with the SINC boundary.

Dominic Lyster
Urban Designer
Fareham Borough Council
01329 824371



From: devcontrol@fareham.gov.uk [<mailto:devcontrol@fareham.gov.uk>]

Sent: 30 January 2018 09:19

To: Lyster, Dominic <DLyster@Fareham.Gov.UK>

Subject: Fareham Borough Council - Consultation: Land to the South of Funtley Road

I am writing to consult you on a planning application I have received (P/18/0067/OA). Details of the application and how to respond are in the attached PDF document.

Please do not hesitate to contact me should you wish to discuss this.

Richard Wright
Principal Planner (Development Management)
Fareham Borough Council
01329 824758

Appendix 4

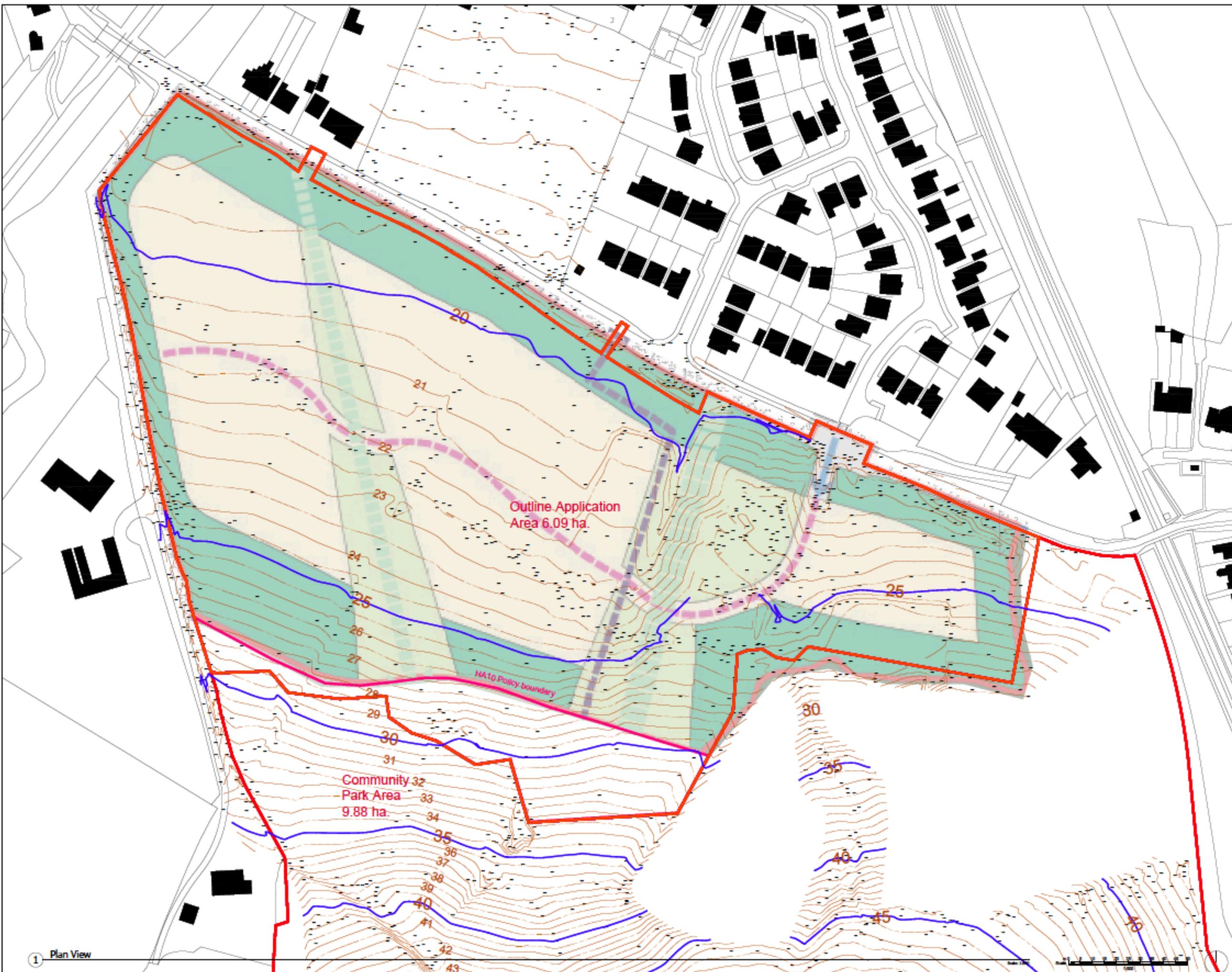
Contour plans related to the Consented scheme and the Appeal scheme:

RD1731-C1-220128-L211_topo limits-consented.pdf (Consented scheme)

RD1731-C1-220131-L212_topo limits-parameter.pdf (Appeal scheme parameter plan)

RD1731-C1-220128-L210_topo limits-illus masterplan.pdf (Appeal scheme illustrative masterplan)

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1 Plan View

INFORMATION	
Project Name	RD1701 Furlley Road, Hengrave
Location	Consented scheme - topography limits
Scale	1:1000
Author	Rummeys Ltd
Date	2023

Rummeys design
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