

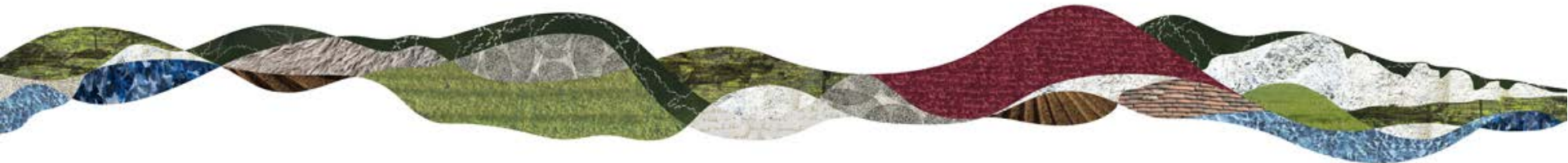
Planning Committee Meeting

19 January 2017

Agenda Item : SDNP/I5/06484/FUL

Penns Field, Heathfield Road, Petersfield, Hampshire

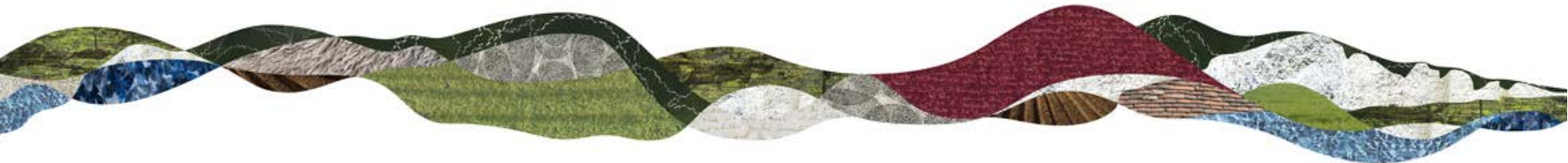
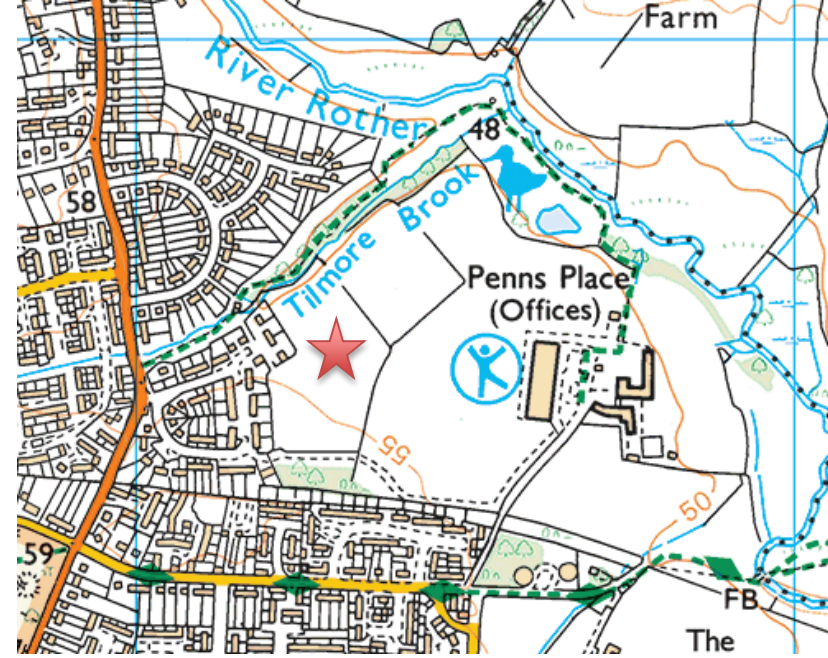
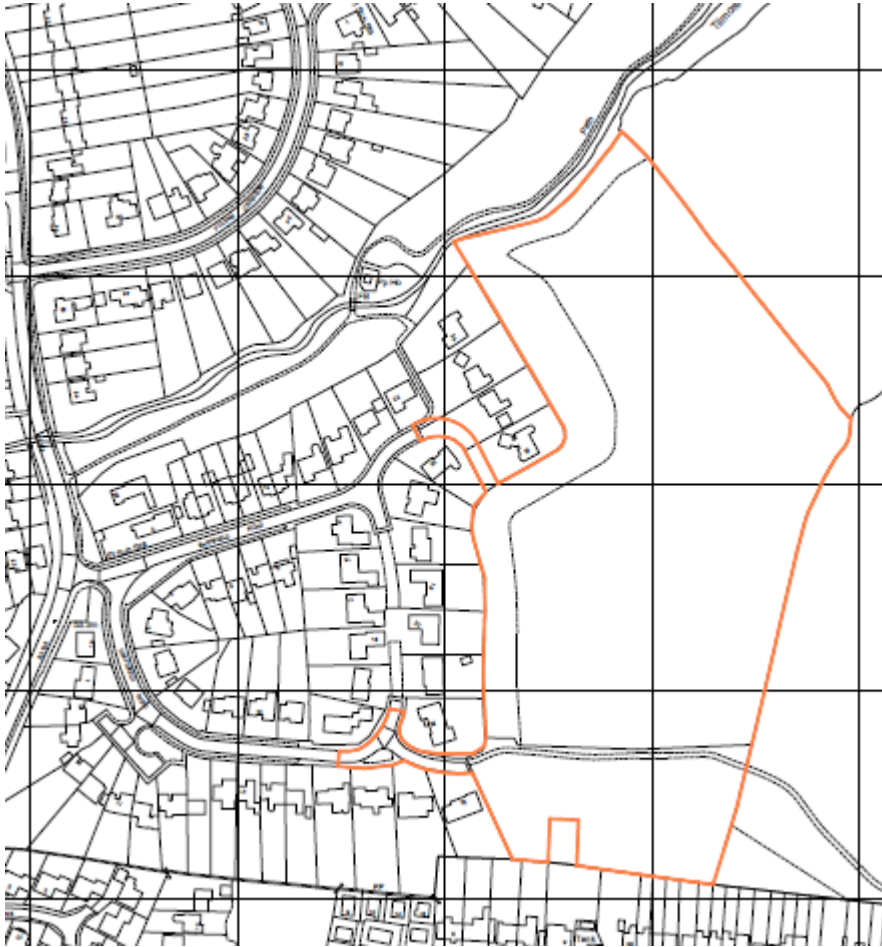
Residential development comprising 85 dwellings with
vehicular access off Heathfield Road and
pedestrian/cycle/emergency access off Barnfield Road with
landscaping, open space, foul and surface water drainage
systems and other engineering works



**South East Corner looking north westerly
across site**



Site Location



Petersfield Neighbourhood Development Plan



- Improve view from South Downs into Petersfield
- Well designed frontages
- Development in south laid out so new gardens back onto existing
- Maintain mature trees and existing field lines.
- Maintain landscape buffer to north.
- Improved access to Tilmore Brook
- SDNPA/Highways to determine access
- Connection to nearest point of capacity in sewerage network.
- Future access to sewerage infrastructure.
- Mitigation in Sustainability Appraisal
- Mineral Resource information
- Indicative Dwellings : 89





SDNP/14/03777/FUL – Refused

- No clear legibility to layout
- Road Layout hierarchy unclear
- No central green link
- Properties turning back on landscape
- Various elements not relating to others within block layout

Also refused in relation to

- Highways Layout within site
- Ecology
- Lack of financial contributions





SDNP/15/06484/FUL – Original Plans – concerns raised by Design Review Panel.

- Concerns about limited palette of standard house types
- Concerns about spine road leading into mews
- Street infrastructure and composition needing work.
- Limited active frontage in places

Subsequent workshops held with Review Panel to work on typology and layout





SDNP/15/06484/FUL – Current Amended Plans

- Clear legibility and Hierarchy of Streets
- Central Spine Road
- Green Link from west to east.
- Perimeter footpath around site
- Active frontages around site.
- Pedestrian/cycle access across southern boundary
- Buffer on west retained with exception of pumping station.
- Variety of House types and key buildings



SDNP/15/06484/FUL – Current Amended Plans

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Edge character

- Timber (Primary)
- Brick (Secondary)
- Linear Proportions
- Varied openings
- Gabled and hipped roofs
- Protruding bays
- Timber fence/estate rail fences

Housing Precedents



Front Elevation



Dark clay roof tiles



Dark clay roof tiles



Natural timber cladding



Spine Road character

- Brick Material
- Brick
- Features/Textures
- Corner Glazing
- Pitched Roof
- Gable ends
- Protruding bays
- Timber fence/estate rail fences



Materials



Front Elevation



Material Character Reference



Mews character

- Brick Material
- Detail incorporating Wealden Features
- Vertically expressed uniform window proportions
- Uniform elevations
- Shared surface



Proposed Materials



Slate roof tiles



Brick Walls



Brick details

Material Character Reference



Northern Spine Road character

- Timber and brick
- Linear proportions
- Lower eaves height
- Dormers



Front Elevation

Housing Precedents



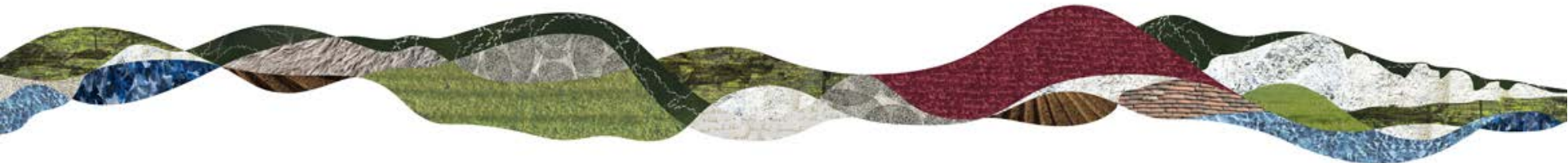
Proposed Materials



Dark clay roof tiles



Natural timber cladding



Green Link character

- Timber
- Window Features
- Pitched Roofs
- Gable Ends
- Up to 3 storey units
- No formal front gardens
- Linked to key green space



Materials



Front Elevation



Material Character Reference





Key

- 3 Storey
- 2.5 Storey
- 2 Storey
- 1.5 Storey
- 1 Storey

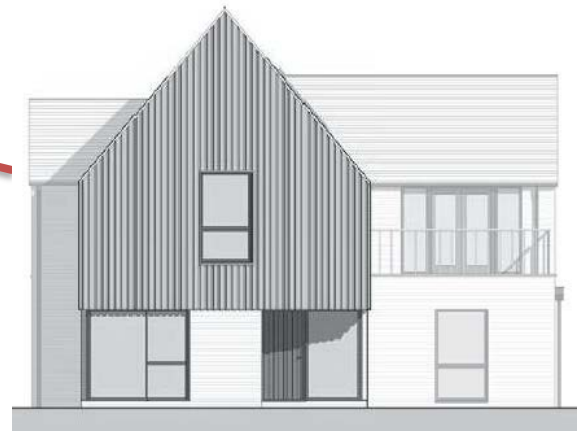


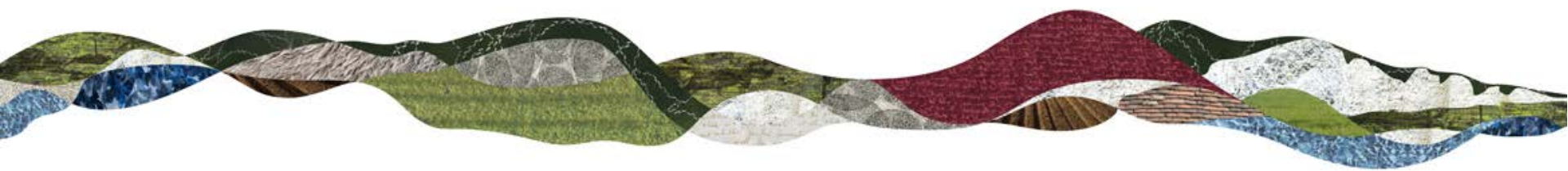
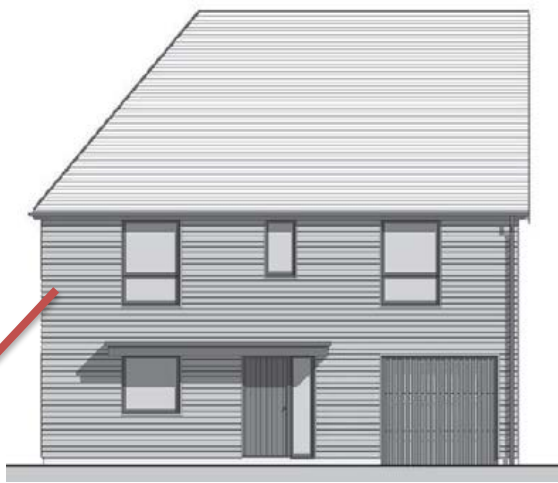
East Elevation





- Key
- 3 Storey
 - 2.5 Storey
 - 2 Storey
 - 1.5 Storey
 - 1 Storey



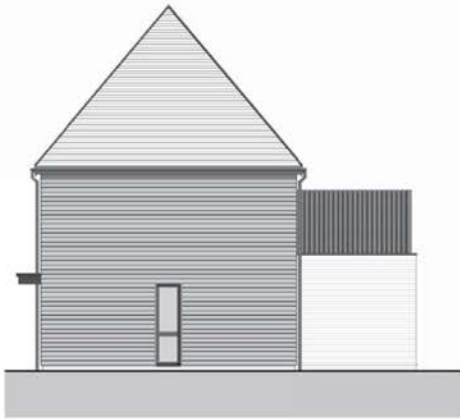












Right Flank Elevation





Petersfield, Conservation Area.



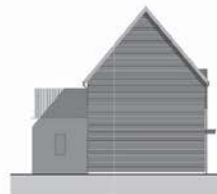
Front Elevation



Right Flank Elevation



Rear Elevation



Left Flank Elevation



Right Flank Elevation





College St/Station Rd, Conservation Area





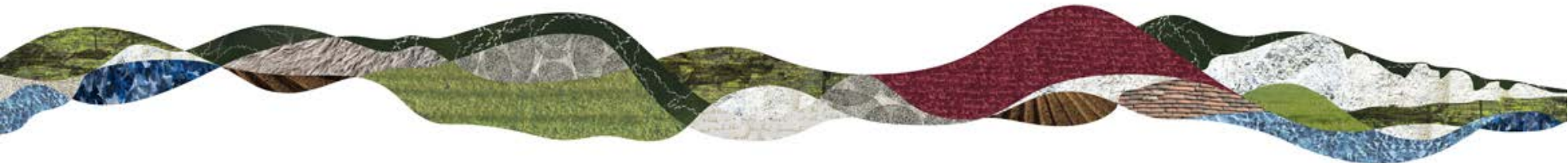
Front Elevation



The Spain, Conservation Area



North Rd, Conservation Area





Sheep Street, Conservation Area



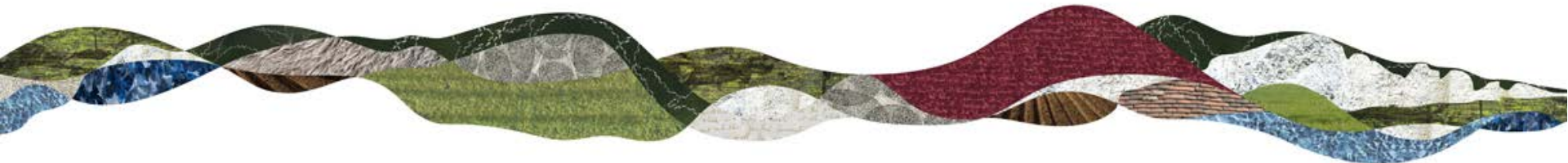
Front Elevation



Rear Elevation



Front Elevation





Front Elevation



Rear Elevation



The Spain, Conservation Area





The Spain, Conservation Area



Front Elevation



Right Flank Elevation



Rear Elevation



Left Flank Elevation



Movement

- Primary Vehicular Movement
- Secondary Vehicular Movement
- Pavement Routes
- Footpath Route
- Semi-private Footpath
- Footpath Connections
- Shared Surfaces




Affordable Housing





Key

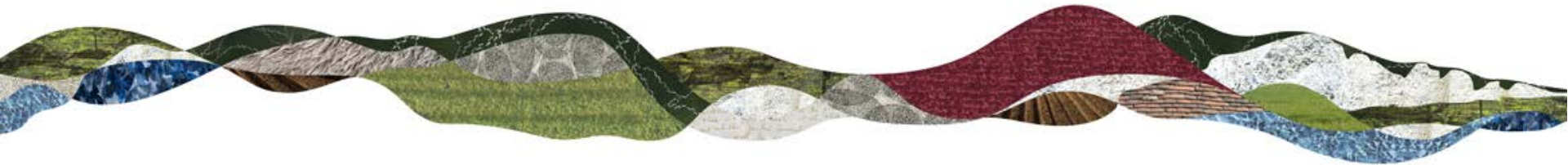
sqm

	Existing Vegetation	13,276
	Natural Green Space	2,417
	Informal Green Space	5,515



Key Considerations

- Principle - PNDP
- Design & Layout
- Landscape
- Ecology
- Highways



Recommendation

It is recommended that planning permission be granted subject to conditions within report and update sheet and subject to completion of a S106 agreement to secure financial contributions and affordable housing.



S106 Requirements

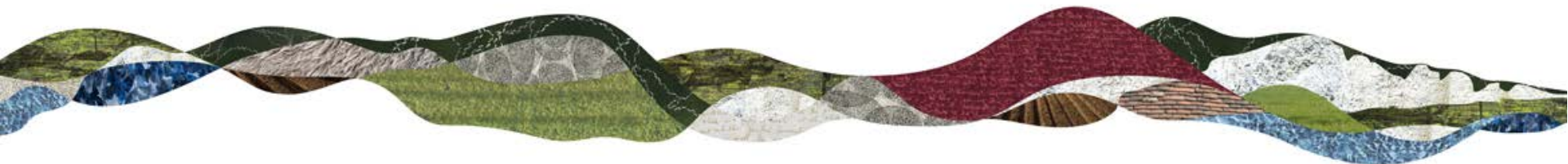
- 34 Affordable Dwellings
- £44,511 Public Open Space
- £300,670 Highway Infrastructure
- £103,920 Community Infrastructure
- £66,493 Employment Opportunities
- £21,250 Community Project Worker









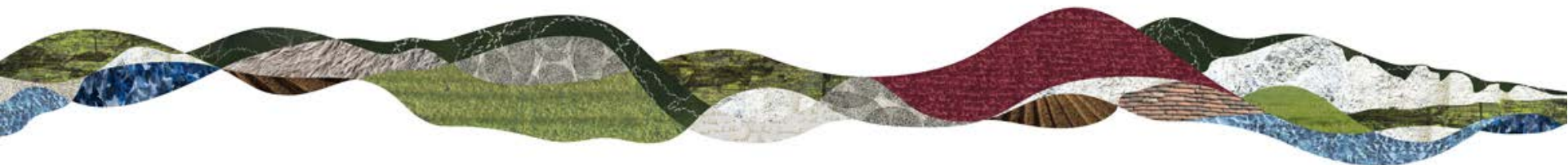




section 20

Title









Key

3.5

2.5

2.0

1.5

1.0



Sports Field towards eastern boundary - centre



Sports Field towards eastern boundary - centre



**South East Corner looking towards south
western corner**



**South East Corner looking north along eastern
boundary**



**South East Corner looking north westerly
across site**



North East Corner looking south across site



**North East Corner looking along northern
boundary**



**North west corner looking along western
boundary (buffer)**



**Looking from western boundary to northern
boundary (note informal paths)**



**Looking towards western boundary (buffer)
and location of proposed pumping station**



Looking towards south western corner



**Looking towards eastern boundary – Leisure
Centre**



Southern cycle footpath



South West Corner



Access from Heathfield Road



Emergency Access from Barnfield Road



**Emergency Access from
Barnfield Road**





