

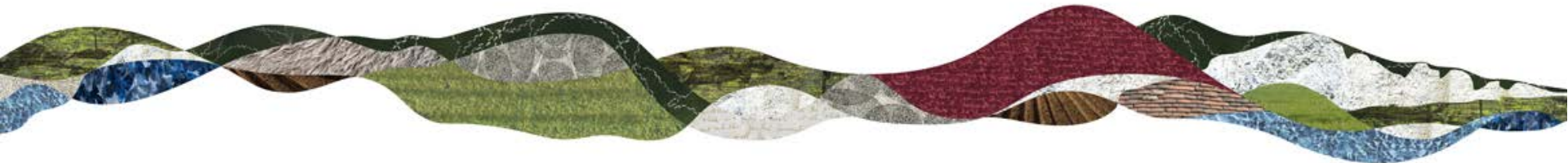
Planning Committee Meeting

9 August 2018

Agenda Item 7

Land south of The Seven Stars, Ramsdean Road,
Stroud, Petersfield, Hampshire, GU32 3PJ

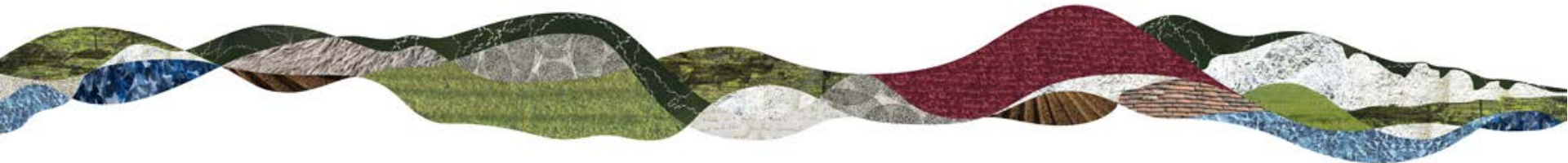
SDNP/18/01777/FUL: Erection of 30 dwellings and a
village hall together with car parking, open space and
landscaping



The site



SITE



Site Plan & Street Scenes

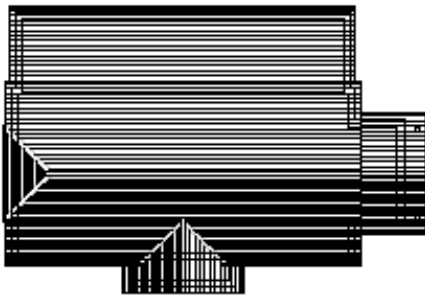


Scene 01/20
Street Scene A - A



Scene 02/20
Street Scene B - B



[illegible]

Roof Plan



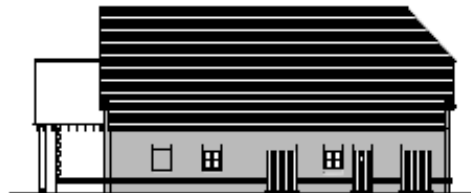
Front Elevation



Side Elevation



Ground Floor Plan



Rear Elevation



Side Elevation

Sketch boardwalk and crossing point



Ramsdean Road, Stroud

Sketch boardwalk and crossing point

For Coka Homes (Thames) LTD
Date: 23.07.2018
D0118_Y02



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Main considerations

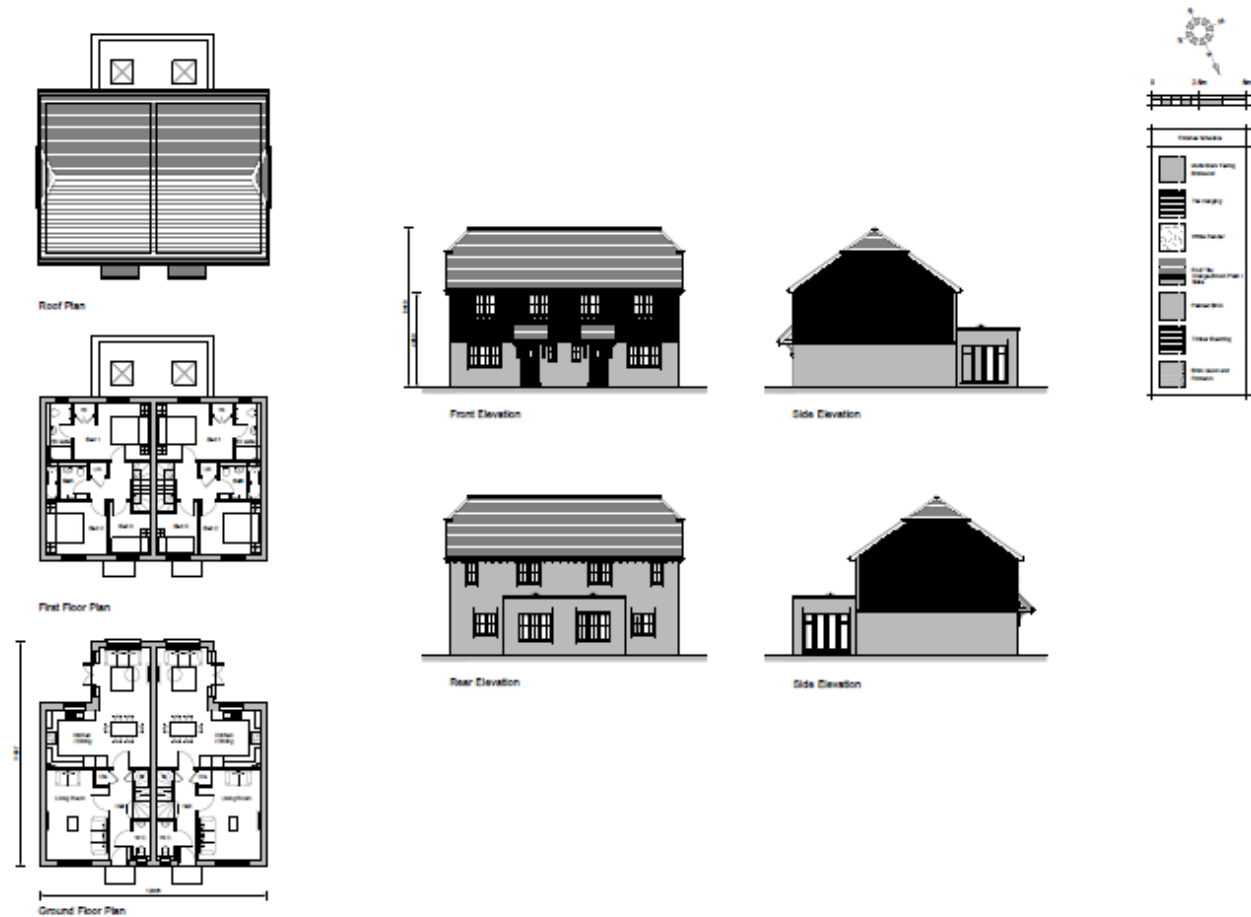
- Planning policy
- Principle of development
- Affordable housing and housing mix
- Impact on the National Park landscape and design
- Highways
- Ecology and trees
- Flood risk and drainage

Recommendation

That planning permission be approved subject to:

1. The completion of a legal agreement to secure:
 - 12no. affordable dwellings on site (40%);
 - A contribution of £4,000 towards provision of a footbridge and pathway on land to the north of the application site delivering a link between the residential development and the public house
 - Completion and transfer of village hall and curtilage (including land up to northern boundary of the site) to the Parish Council
2. The conditions as set out in Paragraph 10.1 of this report and the August 2018 Update Sheet.
3. And that authority be delegated to the Director of Planning to refuse the application with appropriate reasons if the S106 Agreement is not completed or sufficient progress has not be made within 3 months of the 9 August 2018 Planning Committee meeting.

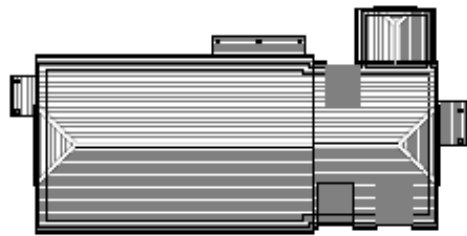
Typical floor plans/elevations for the open market dwellings



Typical floor plans/elevations of the affordable units



Floor plans and elevations of affordable flats (plots 1-4)



Roof Plan



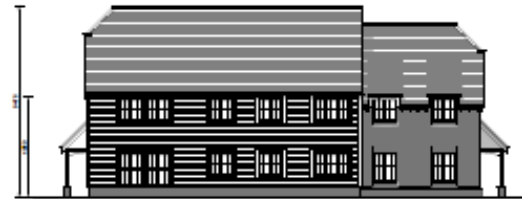
Side Elevation



Side Elevation



First Floor Plan



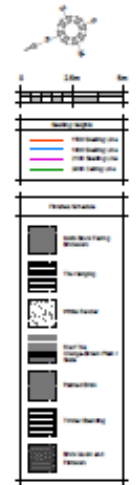
Front Elevation



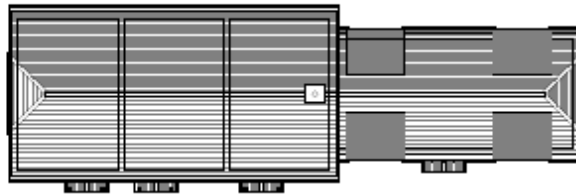
Ground Floor Plan



Rear Elevation



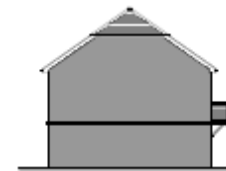
Floor plans and elevations of plots 16-19 (affordable)



Roof Plan



Side Elevation



Side Elevation



First Floor Plan



Front Elevation



Ground Floor Plan



Rear Elevation



Coloured Perspective – view along Ramsdean Road



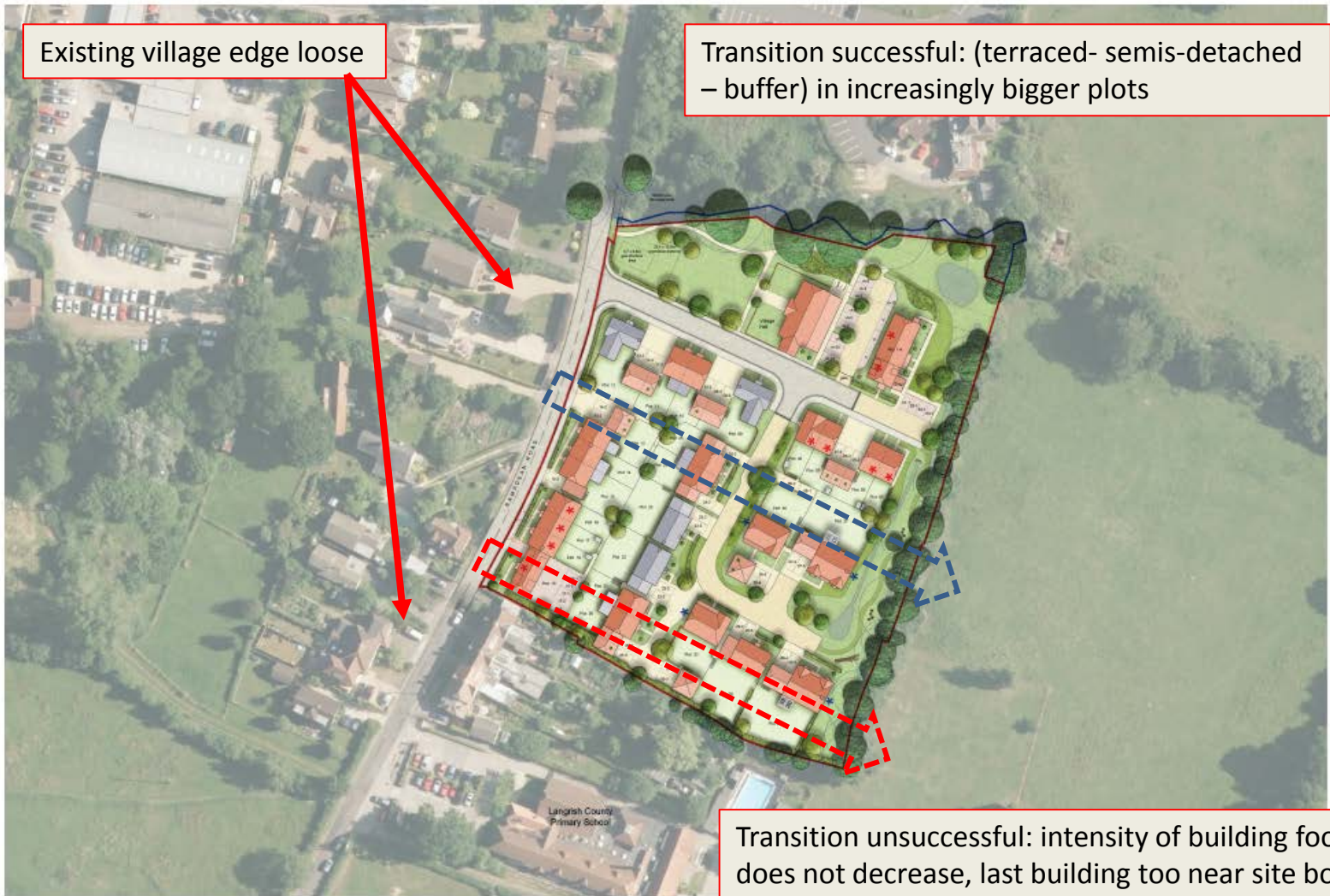
Photo from land to the north – looking southwards



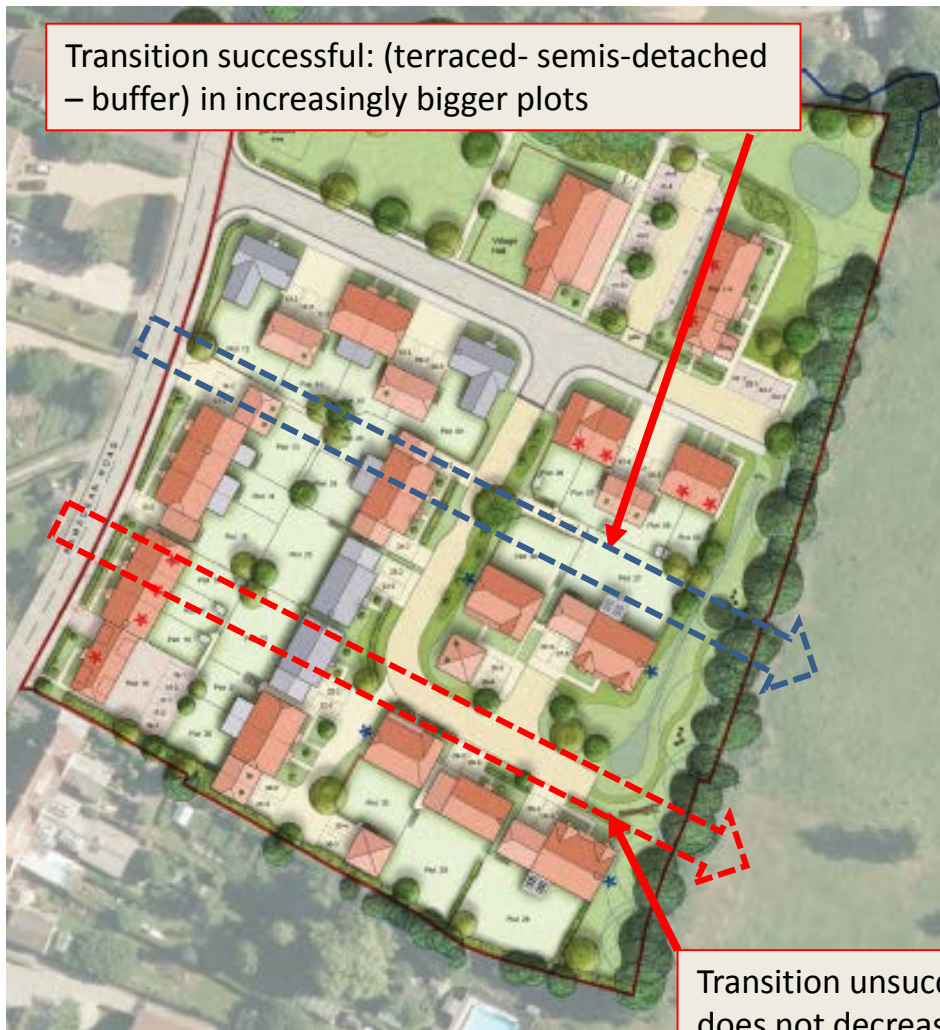
Adder Sanctuary sign







Transition successful: (terraced- semis-detached – buffer) in increasingly bigger plots



Transition unsuccessful: intensity of building footprints does not decrease, last building narrows green buffer

- Alien form in SDNP village
- Unacceptably suburban
- Poor relationship with adjacent rural cottages

