

## SDNPLP Examination - Position Statement

In lieu of attendance on Thursday 6 December 2018 re Matter 10-11  
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### Policy SD73 Land at Petersfield Road, Greatham

In allocating this site, the landscape impact has been ignored. The policy wording shows little understanding of the topography of the site, or its open character outside the SPB for Greatham.

The Inspector in the EHDCLP 2<sup>nd</sup> Review noted the openness of the site, its uses, and its significant extent along the Petersfield Road frontage. He concluded that the SPB should not be changed to include it. This site is now within the SDNP and landscape should be the first priority.

Please see following photographs to illustrate my points;



**Image A** – from north corner of the site, on raised bank, on Petersfield Rd, looking south. The site is on higher ground than the road, and is ‘open’ in character along this side, with only a hedge along this boundary and no mature trees at this end. The greenhouses do not extend to the northern edge of the site. Single storey greenhouses are an agricultural use, and form a typical view in rural areas.



**Image B** - from south looking north along Petersfield Rd, shows Deal Farm on opposite side of road, facing the site. A footpath leads past Deal Farm to the open countryside beyond.



**Image C** shows Deal Farm (grade II listed) set in its own grounds, surrounded by farmland, directly opposite the site.



**Image D** - looking south along Petersfield Rd, shows fine local ironstone listed boundary wall to Deal Farm, directly opposite the site.



**Image E** – view along boundary of site from Petersfield Road, looking north east with Wolmer Forest behind. Nursery greenhouses visible above hedge.



**Image F** - From the driveway into the site (Liss Nurseries), showing the bungalow on the left, and greenhouses ahead. This view looks east and Longmoor Inclosure can be seen in the distance beyond the greenhouse roof.



**Image G** - from the south looking at the site across an open field. Part of Selborne Hanger is visible behind, covered in beech trees. The greenhouses are clearly visible, as there is only a hazel hedge along the eastern boundary of the site. The mature oak trees are grouped at the southern end of the site adjacent to the nursery school, on the left in this image.



**Image H** - Walkers on the footpath across an open field to the east of site. Greenhouses on site behind, and hazel hedge to right.



**Image I** - looks across the Petersfield Rd, from the site entrance, into the Recreation Ground (9 acre field), adjacent to the Village Hall, and open countryside beyond.



**Image J** - taken from the Shipwright's Way (long distance footpath), as it follows the Petersfield Road south. The South Downs are clearly visible in the distance. On the left, by the red vehicle, is the Greatham Inn. The land falls away along the road towards Bakers Field and then rises through the site. The silver/grey blocks in the middle distance are the greenhouses on the site. New housing would be taller, more dense and clearly visible to walkers and other visitors entering the park from the north - their first view of the South Downs.

## OTHER VIEWS INTO THE SITE



From southwest corner along Petersfield Road, showing single storey greenhouses and how land falls away down to the road level.



View into site from north along Petersfield Road, showing lower level of road, and temporary poly tunnels. Note single tree and low hedge along boundary.



Interior of site at lower level, showing 'open' character of site with varying land levels. See black plastic sheeting for plants, and single storey greenhouses – a typical agriculture use. This is NOT previously developed land.

### **Conclusion**

The allocation of 35-40 dwellings on this single site would constitute a 'major development' for Greatham. The scale does not respect the character of the settlement and is therefore contrary to policy.

In particular, with this site, the most harmful location to build would be along the road, and on the lower levels. Most of the site is 'open' in character, but if a small development were permitted, it would be less harmful to the wider landscape at the south end of the site, where there is currently a barn, near the owner's bungalow - close to the line of mature trees adjacent to the school boundary. No development should be allowed along the road frontage or facing Deal Farm, the listed building, nor on the lower and open northern slopes.

This site should remain in the open countryside. Affordable housing is needed and a small development of, say 8-10 small terraced cottages, such as those found in Benhams Lane, might be acceptable, if well designed and with a layout in keeping with Greatham. Perhaps with a community orchard on the lower slopes of the site?

There is no requirement to alter the SPB for affordable housing, and no justification to include an agricultural use within the SPB. The development pattern in this part of Greatham is typically sporadic, single farmhouses with fields either side, or groups of cottages, such as Fairlawns, with fields behind. All along the Petersfield Road, as far as the Longmoor Road, development is not more than one dwelling deep. This does not constitute a 'built-up area' and should not be included within the SPB.