



South Downs National Park Local Plan – Examination  
in Public

# Position Statement

In relation to Matter 10 - 11  
(West Meon and Policy SD96)

On behalf of  
Metis Homes

November 2018



## Introduction

- 1.1. These comments are made on behalf of Metis Homes, who control land at Long Priors, West Meon. The land is allocated for between 10 and 12 dwellings in Policy SD96 of the Draft Plan. This land is also included in the proposed settlement policy boundary for West Meon.

## Comments by Nova Planning Limited on behalf of Metis Homes

### The Settlement of West Meon

- 1.2. A Settlement Facilities Assessment (2015) has been undertaken which ranks settlements in accordance with service provision and accessibility, with key indicators for education, retail, transport, health and other facilities. This assessment has been used to identify which settlements have capacity to accommodate housing and employment growth.
- 1.3. West Meon is a sustainable location for growth as it provides all of the facilities and services required for day-to-day living. These include a post office, butchers, doctors' surgery and pub. West Meon also is also served by sustainable transport links to a broader range of amenities in Petersfield and Winchester.
- 1.4. The land allocated under SD96 lies in close proximity to existing facilities/amenities and as such it is a sustainable location for development.

### Site Selection Process

- 1.5. The Sites and Settlements Background Paper (2017) provides a clear and detailed account of the site selection process, which have been carried out in accordance with the National Planning Policy Framework (NPPF) and National Park Purposes in the first instance.
- 1.6. The comparative merits of individual sites have been further refined through the Strategic Housing Land Availability Assessment (SHLAA), Sustainability Appraisal (SA) and Habitat Regulations Assessment (HA), which provide a more detailed assessment of site constraints.
- 1.7. This process has led to the identification of individual allocations in the Plan, including the allocation of our client's land under Policy SD96.

- 1.8. Of the sites promoted in West Meon and therefore 'available' in the context of the NPPF (paragraph 67), our client's land is clearly the least constrained and most suitable location for residential development in the village; and this is reflected in the findings of the accompanying assessment work.

### Site Specific Comments

- 1.9. We have undertaken a review of representations made on the pre-submission Draft Local Plan by interested parties in relation to West Meon and Policy SD96. Some of the comments relates to matters of detailed design, which go beyond the scope of the allocations process and the responses by SDNPA provide commentary to this effect. Where comments relate to technical issues, we endorse the responses by SDNPA, however we have set out below further clarification for the Inspector's benefit and to inform any discussion during the Oral Hearings.

**Landscape** – an initial landscape appraisal has been undertaken by the Terra Firma Consultancy and this includes advice on 1) suitable boundary planting; and 2) a landscape-led approach to the layout and design of the allocated housing. Therefore, the strategic landscape issues that are relevant to the site's allocation have been considered and a development will be brought forward in accordance with the recommendations of the appraisal without resulting in any significant landscape impacts. In addition, development proposals for the site will ensure that there is no detrimental impact on the amenity of the public footpath network around the site,

**Access** – an initial access proposal and accompanying Road Safety Audit has been prepared by a Highways Consultant, D M Mason and this information has been discussed with the Highway Authority, Hampshire County Council (HCC). HCC have confirmed in writing that the submitted proposals are acceptable.

**Drainage** – The site is situated entirely within Flood Zone 1 according to the Environment Agency's (EA) online mapping and as such it represents the lowest category of flood risk and appropriate location for residential development. We are aware that the site lies in a Groundwater Protection Zone and appropriate measures will be set out in a Flood Risk Statement/Assessment to ensure that development is acceptable to the EA.

**Ecology** – The site is not subject to any area or site specific ecological designations and it comprises existing agricultural land that has been managed for this purpose for a significant period of time. Metis Homes is committed to undertaking a full suite of ecological surveys with any future planning application for the site.

### **Conclusions**

- 1.10. In conclusion, West Meon is a sustainable location for housing given the existing facilities and services found in the village. Land at Long Priors is both deliverable and achievable in accordance with the NPPF – 1) it is adjoined by existing residential development and forms a logical extension of the existing pattern of development on the settlement edge; 2) It is well related to existing facilities and amenities in the village; 3) the site has no insurmountable constraints which would prevent its development for housing; and 4) its delivery is not complicated by land ownership issues. As such, the site satisfies all of the requirements as outlined in the NPPF methodology and it represents a suitable site for housing.
- 1.11. Metis Homes firmly support the allocation of this site for a residential development and they are committed to bringing forward a high-quality scheme that will contribute positively to the built and natural environment in the National Park.