

**SD73: Land at Petersfield Road, Greatham.
Position statement on behalf of Greatham Parish Council.**

The 'Schedule of changes to the Pre-submission Local Plan' document says policy reference SD73(2a) will become:

- “Development proposals should provide a clear transition in form and layout with a reduced build intensity from Petersfield Road east towards the open countryside;”

We support the idea of reduced density towards the countryside.

To further protect the historic settlement pattern of the site in question and the village as a whole, we ask the SDNPA to take a step further and place the greater density of housing in SD73 in the westernmost part where the current brownfield site is, and reduce the density towards the two eastern boundaries, along the edge with the countryside and the neighbouring estate Bakers Field.

The same document says in section 9.107:

- “The eastern boundary of the site should be appropriately landscaped, with a significant vegetative buffer, to provide a suitable transition to the river valley.”

Following our above statement, we also ask that a buffer is placed alongside the boundary with Bakers Field.

Our reasons for asking for these modifications are so that any future development:

1. Follows the historical settlement pattern of the site, with a brownfield site in the west and greenfield site in the east
2. Follows the historical settlement pattern of the whole village, with clusters of housing found along the road, but not in such a way that joins up houses into a 'ribbon' along the road
3. Protects the view of Deal Farm, a listed building
4. Protects the view and privacy of Bakers Field residents

Strategic Policy SD5, on design, says:

“Development proposals will only be permitted where they adopt a landscape-led approach and respect the local character, through sensitive and high quality design that makes a positive contribution to the overall character and appearance of the area.”

And goes on to say that development must:

“Contribute to local distinctiveness and sense of place through its relationship to adjoining buildings, spaces, and landscape features, including historic settlement pattern.”

We believe this supports our view that housing density in SD73 should reflect the current usage of the site, not just because the current eastern section of the site is greenfield, but

because future housing development should be in-keeping with the layout and character of Greatham.

We recommended in our original representation that the site have a maximum of 20 houses. We hope our reasoning above gives further clarification as to why we think this is an appropriate number. In addition to the above, we believe that:

1. More than 20 houses will produce a housing density 'hotspot' in Greatham which will be out of character with the rest of the village. This would not be a 'landscape-led approach'. It would not 'respect the local character', nor would it 'make a positive contribution to the overall character and appearance of the area'.
2. The Pre-Submission Local Plan and supporting documentation include a 'Site Facilities Assessment' that was conducted in 2015. Our housing allocation is partly based on it's judgement of our facilities. As new drafts of the Local Plan have been produced our housing allocation has gone up, whereas our score according to the Site Facilities Assessment, we believe, has gone down.