

Planning Statement

Liss Forest Nursery, Petersfield Road,
Greatham, Hampshire

September 2021

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1. Introduction

1.1 This Planning Statement has been prepared by Turley to support and inform a full planning application at Liss Forest Nursery, Petersfield Road, Greatham, Hampshire ('the Site') for the approval of its redevelopment to create 37 new dwellings and associated works ('the Proposed Development').

1.2 The full description of development as set out in the accompanying Application is as follows:

"Development of 37 dwellings (including affordable homes), alterations to existing access onto Petersfield Road, hard and soft landscaping, drainage and all other associated development works."

1.3 The application is submitted on behalf of Cove Construction Ltd and Peter Catt, Vincent Catt and Neill Catt.

1.4 This statement provides a planning assessment to demonstrate that the submitted proposals are acceptable in planning terms and in accordance with relevant planning policy and guidance.

1.5 The statement should be read together with the other documents which accompany the application. See Appendix 1 for a full schedule of documents submitted in support of the planning application. In summary, the submitted documents include in addition to this Planning Statement:

- Application form;
- CIL forms;
- Site-wide plans and drawings including the location plan and block plan;
- Dwelling plot elevation drawings and floorplans;
- Design and Access Statement, prepared by Carlton Design;
- Ecosystems Services Statement, prepared by EPR;
- Sustainability Statement, prepared by Southern Energy Consultants;
- Landscape and Visual Appraisal, prepared by Hankinson Duckett Associates;
- Ecological Impact Assessment, prepared by EPR;
- Tree Survey, Arboricultural Impact Assessment, Arboricultural Method Statement and Tree Protection Plan prepared by ACD Environmental Ltd;
- Transport Statement, prepared by Paul Basham Associates;

- Flood Risk Assessment and Surface Water Drainage Strategy, prepared by PFA Consulting;
 - Heritage Desk-Based Assessment, prepared by Orion Heritage;
 - Lighting Assessment, prepared by Designs for Lighting;
 - Phase 1 Desk Study, Site Reconnaissance and Phase 2 Site Investigation Report, prepared by Leap Environmental Ltd;
 - Environmental Noise Impact Assessment, prepared by Sound Advice Acoustics Ltd; and
 - Financial Viability Statement, prepared by Turley.
- 1.6 Section 2 provides a description of the site and its surroundings and section 3 covers the background to the site and this application, including the planning history, a summary of pre-application engagement process and the applicants.
- 1.7 Section 4 describes the development proposals while section 5 summarises the relevant national and local planning policy.
- 1.8 Section 6 contains an assessment of the development proposals against the policy and other relevant guidance, while section 7 provides a summary of our conclusions as to why planning permission should be granted.

Cove Construction Ltd

- 1.9 The Fogarty Group is a local, family run group of companies which includes Cove Construction Ltd (a construction and house building business), Forest Care Ltd (owner and operator of Care Homes) and Oakley Hall Park Ltd (the operators of the Oakley Hall hotel west of Basingstoke).
- 1.10 Cove Construction Ltd was established in 1973 by the Fogarty family and has built up an extensive history of residential and commercial projects throughout Hampshire and the surrounding Counties.
- 1.11 Cove is responsible for the extensive refurbishment and renovation works of the Oakley Hall Estate and the Oak Lodge Care Home. These works led to Cove being a finalist in the 2014 Local Authority Building Control (LABC) awards in the South East, having been nominated by Basingstoke & Deane Borough Council for Best Change of Use of an Existing Building or Conversion.

2. Site and Surrounding Area

- 2.1 The site comprises 2.4 hectares of land to the south-east of Petersfield Road in Greatham within the South Downs National Park. It is located to the north of Greatham Primary School and to the south of the residential cul-de-sac of Baker's Field. A site location plan, showing the site outlined in red is illustrated in Figure 2.1.

Figure 2.1: Site Location Plan



- 2.2 The site is currently used as a horticultural nursery and includes a small office and bungalow to the south-west and there are a number of greenhouses and other buildings and polytunnels extending across most of the site. The total area of the site covered by existing buildings and structures along with hard landscaping is 1.27 hectares which is approximately 54% of the total site area.
- 2.3 The site is accessed from Petersfield Road at the western corner of the site and there is a parking area located along the driveway which runs south-west from the site access.
- 2.4 The site is bound by a mixture of trees and hedges and there is a Tree Preservation Order (EH948) covering some trees on the south-western boundary.
- 2.5 The Greatham Conservation Area lies a little over 100m to the south of the site and there is a Grade II Listed Building to the west at Deal Farm.
- 2.6 The site lies within a Minerals and Waste Consultation Area for Superficial Soft Sand and Gravel.

- 2.7 The site is within close proximity to Public Right of Way (PRoW) Route 10. Route 10 is located to the east of the site and facilitates access to the bus stop on Bakers Field to the north. Local PRoWs surrounding the site provide useful connections to pedestrian infrastructure and provide several leisure walking routes.
- 2.8 The site is contained by existing built-form on three sides with the north-western boundary formed by Petersfield Road, the north-eastern boundary abuts the rear gardens of properties on the Bakers Field estate and the south-western boundary abuts Greatham Primary School. The south-eastern boundary abuts an arable field.
- 2.9 The site is located within Flood Zone 1 which indicates the site has a low probability of flooding.
- 2.10 The Wealden Heaths Phase II Special Protection Area (SPA) lies approximately 600m east of the site.
- 2.11 Greatham contains a number of community facilities including a primary school, village hall, recreation ground, pub, church and church hall. The closest bus stops are located on Petersfield Road to the north and south of the site and are accessible within a 2-minute walk of the existing site access. Several bus services are accessible from these stops and provide access to strategic centres in the area including Alton and Petersfield, connecting residents to a wider range of local services and amenities.

3. Relevant Background

Land Ownership

- 3.1 The land within the application site boundary is owned by Peter Catt, Vincent Catt, and Neill Catt and is under option to Cove Construction Ltd for a residential redevelopment. These four parties are joint applicants for this planning application.

Planning History

- 3.2 The site has been in use as a horticultural nursery since it was first established in 1976. Having reviewed both the South Downs National Park Authority and East Hampshire District Council's web based planning registers; two planning applications which relate to its use as a nursery have been made.

- 22671/013 – Single-storey extension to office building – Permission granted subject to conditions May 2000.
- 22671/012 – Polythene tunnel – Decision issued January 1995

- 3.3 The site was put forward for redevelopment for residential use as an allocation in the South Downs Local Plan. The allocation was found to be sound at Examination and was subsequently included in the Local Plan as Allocation Policy SD71: Land at Petersfield Road, Greatham, when it was adopted by SDNPA in July 2019. The allocation is for the development of 35 to 40 residential dwellings and associated open space. The allocation also permits the development of a shop with a net sales floorspace up to 280 sqm with suitable vehicular parking for customers.

- 3.4 In November 2018, a full planning application (18/06111/FUL) was submitted originally for 46 dwellings (including affordable homes), a shop, alterations to existing access onto Petersfield Road, hard and soft landscaping, drainage and all other associated development works. This proposal was modified several times following post-submission discussions with SDNPA which resulted in the final scheme that was determined being for 37 dwellings (including affordable homes) with the shop now being omitted entirely. The final determined scheme still included the other necessary development works such as the alterations to existing access onto Petersfield Road, hard and soft landscaping, drainage and all other associated development works. This application was refused on 15th March 2021, for the following reasons:

1. The proposals fail to adopt a landscape-led approach whereby the layout, in particular the siting of dwellings in a uniform approach within streetscenes, and the design of the proposed dwellings including the use of materials have not been satisfactorily informed by the surrounding built character, the settlement pattern, and the site's edge of village location. Consequently, an unacceptable suburban development is proposed which does not contribute to local distinctiveness and sense of place and would not result in a positive contribution to the overall character and appearance of the area and National Park landscape. The proposed development is therefore contrary to policies SD1, SD4, SD5 and SD71 of the South Downs Local Plan

2019, the National Planning Policy Framework 2019 and National Park Purposes and Statutory duty of a National Park.

2. It has not been satisfactorily demonstrated that the proposed development cannot deliver the provision of 50% on-site affordable housing. The proposals are therefore contrary to policy SD28 of the South Downs Local Plan 2019, the National Planning Policy Framework 2019, adopted Affordable Housing Supplementary Planning Document (2020), the English National Parks and the Broads: UK Government Vision and Circular 2010 and statutory duty of a National Park.

3. The application site is within the proximity of important designated ecological areas of the Wealden Heaths Phase II Special Protection Area (SPA) and the Woolmer Forest Special Area of Conservation (SAC). Having regard to the Local Planning Authority's statutory duties under The Conservation of Habitats and Species Regulations 2017 (as amended), the proposed development would result in a net increase in residential accommodation and consequently a likely significant effect would occur upon these designated areas due to increased recreational pressures. In the absence of suitable mitigation measures being secured, the proposals are contrary to policies SD1, SD10 and SD71 of the South Downs Local Plan 2019, the National Planning Policy Framework 2019 and the First Purpose of a National Park, and The Conservation of Habitats and Species Regulations 2017 (as amended).

4. In the absence of a completed S106 Legal Agreement to secure the following:

- Measures to secure the public open space requirements of the development;*
- An on-site affordable housing contribution of 50% of dwellings;*
- Financial contribution and measures to support sustainable modes of transport.*
- A permissive path between Petersfield Road and the eastern site boundary for improved accessibility to the adjacent Public Right of Way.*

The proposals fail to mitigate against its direct impacts and does not satisfy policies SD1, SD19, SD20, SD28 and SD71 of the South Downs Local Plan 2019, National Park Purposes and statutory duty of a National Park.

Engagement with the Local Planning Authority and Other Stakeholders

Prior to Submission of Previous Full Planning Application (18/06111/FUL)

- 3.5 Cove Construction Ltd and their project team liaised closely with officers at the South Downs National Park Authority (SDNPA), East Hampshire District Council, Hampshire County Council and Natural England prior to submission of the previous full planning application (18/06111/FUL).
- 3.6 A pre-application enquiry (SDNP/17/05087/PRE) was submitted in October 2017 and a meeting was held on 20th November 2017, with SDNPA providing written advice dated 23rd January 2017. The pre-application submission consisted of three proposals:

- Option A – 39 unit scheme (houses) with a care home
 - Option B – 65 unit scheme, including flats
 - Option C – 59 unit scheme (all houses)
- 3.7 Feedback within the pre-application advice advised that 59-65 dwelling schemes would be an unacceptable scale of development and that the care home proposals would also not be appropriate, with a wholly residential scheme recommended as the preferred approach. SDNPA recommended further engagement through attending a Design Review Panel.
- 3.8 Significant further work was undertaken in respect of landscape and analysis of the local context and character in order to inform a revised scheme and prepare a vision document and which was presented to SDNPA's Design Review Panel on 21st May 2018. The design response to individual parts of the site was described and explained in the vision document and this led to an overall illustrative concept capable of delivering up to 50 dwellings. Feedback from the Design Review Panel was received and has been applied to inform revisions to the scheme submitted in this application.
- 3.9 In addition to this, the project team have liaised with the East Hampshire Housing Officer about the local affordable housing requirements, in order to ensure that the proposal will help to meet local needs.
- 3.10 A pre-application was completed with Hampshire County Council Highways Officers under reference 6/3/6/1 in August 2018. The pre-application response received identified that the access should be widened to accommodate Hampshire County Council's super large refuse vehicle which has been completed as part of the planning application whilst also confirming that a departure from standard is likely to be acceptable to achieve the vertical visibility splays at the access. The response also provided the scope of Personal Injury Accident assessment and works required to support a planning application. The trip rates were also questioned through the pre-application with the Transport Statement prepared to support the application addressing such comment.
- 3.11 The applicant also undertook formal pre-application engagement with Natural England in relation to the Habitats Regulations Assessment and further information can be found within the Habitats Regulations Assessment report which accompanies this application.
- 3.12 The applicant requested the adoption of an Environmental Impact Assessment (EIA) Screening Opinion for a residential development of up to 55 dwellings, open space, other associated infrastructure and potentially a shop with access in the vicinity of the existing highway access location. On 28th March 2018, the NPA adopted the following opinion (reference SDNP/18/01316/SCREEN):

"Having regard to the characteristics and location of the development, set out in the attached table, the SDNPA has adopted the screening opinion that the development would not be likely to have significant effects on the environment within the meaning of the 2017 Regulations and does not require an Environmental Impact Assessment."

- 3.13 Cove Construction Ltd have also engaged with the local community on two occasions in order to illustrate the proposals and to hear their feedback. Firstly, the proposals were presented to the Parish Council meeting on 2nd July 2018. This was attended by 8 members of the parish council and 22 members of the public, and following the presentation, there was approximately one hour's worth of questions, discussion and feedback.
- 3.14 Following on from this, a public exhibition was held on 17th July 2018 within the meeting hall at St. John the Baptist Church in Greatham and leaflets were sent to all residences in the village to make them aware that it was taking place. The aim was to ensure all residents and key stakeholders were made aware of the proposals and had the opportunity to view and comment on the plans.
- 3.15 The Statement of Community Engagement which accompanies this planning application provides a detailed record of those consultation activities that took place to inform interest parties of the development proposals. All of the feedback received during the consultation was recorded, analysed and considered by the applicants as part of the design process and influenced the final design.

During Determination of Previous Full Planning Application (18/06111/FUL)

- 3.16 During the determination of the previous full planning application (18/06111/FUL) there continued to be dialogue with key stakeholders including SDNPA, and in particular its Case Officer and Design and Landscape Officers, and Greatham Parish Council. Examples of this dialogue included:
- A meeting between the project team, Case Officer and Design Officer on 27th February 2019;
 - A site meeting for Members of the Parish Council on 23rd July 2019;
 - A design workshop between the project team, Case Officer, Design Officer, Landscape Officer and Members of the Parish Council on 29th August 2019; and
 - Ongoing phone conversations and e-mail correspondence between the project landscape architect and the Landscape Officer.
- 3.17 During this dialogue Officers asked that proposals for the site respond to the parameters plan that Officers had devised during the process of allocating the site in the Local Plan.
- 3.18 Following this dialogue revised plans were prepared and submitted to SDNPA for consideration on 20th December 2019. Key changes included a reduction in the number of dwellings proposed from 46 to 40 and the omission of a previously proposed shop.
- 3.19 Other changes included the use of a more formal perimeter block arrangement punctuated by a mews court to rationalise rear garden depths and make best use of the site. A reduction in the number of dwellings on the countryside edge and greater separation between them allowed for a better transition in built form across the site. A larger area of open space was created along the countryside edge and in the south east

corner of the site as were larger green infrastructure links. All of these changes now meant the proposed layout followed the requirements of the parameters plan prepared by Officers.

- 3.20 Roads were reduced in terms of amount, width and general impact with greater utilisation of shared surfaces and the introduction of formal passing points where necessary.
- 3.21 The pumping station was moved so that its cordon sanitaire would be located within the site boundaries. The pumping station's turning head was omitted and its access road for maintenance redesigned to be of low visual impact by using grasscrete. Landscape screening was provided around the pumping station to blend into the wider landscaping of the site.
- 3.22 Following that submission further comments were received on the revised plans including those of the Design Officer, Landscape Officer and Greatham Parish Council. Whilst the parties considered the revised plans represented an improvement on the previous proposals there was nevertheless a need to make further alterations for the proposals to be acceptable.
- 3.23 Consequently, a revised site layout plan and amended dwelling elevations were submitted to SDNPA on 25th March 2020 for discussion. The changes made included alterations to the parking strategy to give a less urbanising effect and the introduction of new boundary treatments. The attenuation basin was redesigned to allow it function as a more multifunctional sustainable drainage feature providing opportunities to improve biodiversity and give a more natural appearance. The roads were given more variation to compliment the site's rural setting which included the introduction of gentle bends to provide some undulation and varying road widths where it was appropriate in terms of design and road safety.
- 3.24 The elevations of certain plots were revised so they could more positively address their corner positions. Red brick was suggested as the primary build material whilst flint with quoining would provide some variation. Roof materials would mainly be red clay tiles with some slate tiles. A similar approach was also used in the building form with gable fronts being used as well as gable ends and some hipped roofs to provide variation.
- 3.25 These changes were discussed between the project team, Case Officer, Design Officer and Landscape Officer at a conference call on 16th June 2020. Officers considered that while there had again been some further improvements in the site layout, the central area remained an area of concern due to its intensity. The proposed roads within the site were found to be more suburban in nature and should be more reflective of a rural road.
- 3.26 The proposed dwellings were considered to be too homogenous and needed to use materials and be of a character more reflective of Greatham. Thus it was confirmed by Officers the dwellings should primarily be of red brick with some sandstone included but not flint as this is not characteristic of Greatham. Occasional painted brick and render could relieve any over-use of red brick. Roofs would need to be red clay tiles or natural slate. It was advised that focusing on one material in a particular area of the site would help instil character to the proposals. Boundary treatments too needed to

be more reflective of Greatham with hedges as an option providing green infrastructure benefits.

- 3.27 These discussions informed further revisions to the proposed layout and dwellings which were submitted to SDNPA on 13th July 2020. Key changes included a reduction in the number of dwellings from 40 to 37 and changes to the central area including a reduction in the number of dwellings to be located there and use of a more symmetrical layout as well as improving landscaping by moving and omitting several parking spaces. Additional landscaping was proposed nearer to roads to infer narrowing and generate a more rural character. A greater variety was given to the appearance of the proposed dwellings by use of materials, changing roof forms, and window and door styles and by introducing additional chimneys. Sandstone feature elements and revised entrance canopies were incorporated that draw on the character of Greatham.
- 3.28 Another conference call was held between the project team, Case Officer, Design Officer and Landscape Officer on 14th July 2020 to discuss these changes.
- 3.29 A further additional set of revisions was submitted to SDNPA on 21st August 2020 for consideration. The changes made include adjustments to the access from Petersfield Road following recommendations of the Highways Authority and further road adjustments to ensure visibility for vehicles. Additional trees and hedgerows have been provided to improve green infrastructure links as have additional swales. The materials on the proposed dwellings have been adjusted to reduce the number using painted brick or render. On dwellings where stone is used this has now been extended to the plinth where practical.
- 3.30 Written feedback was then received from the Case Officer on 9th and 10th September 2020 on these changes. This revised layout was considered to be an improvement, particularly in relation to the central area of the Site. It was recommended that any formal resubmission of the proposals to SDNPA seek to provide clarity on certain details such as boundary features, fixed infrastructure such as the pumping station, bin collection points the location of public and private spaces. The Case Officer noted that the revised house types had picked up on Greatham's character further and that the SDNPA was reasonably happy with them to the point that it did not need to request any major changes.
- 3.31 This feedback was then incorporated into a final set of revisions that were submitted to SDNPA on 4th November 2020. The layout continued to address the parameters for the site prepared by SDNPA and sought to demonstrate a clear change in density and build intensity between the Petersfield Road frontage and the countryside edge. Significant open space was provided at the countryside edge and a green buffer on the eastern part of the site would provide new green infrastructure. The road layout and widths sought to reflect the character of local rural roads and enforce low speeds by design. The architecture used sought to draw on the vernacular of Greatham bringing together locally evident forms. Sandstone was used as one of the proposed materials as this was considered to by the Design Officer to be reflective of the character of Greatham. The landscape strategy used sought to draw on the landscape-led approach used in the design of the proposals and included the retention and enhancement of existing site

boundaries, the inclusion of green corridors linking Petersfield Road with the countryside beyond the site and the creation of new public open space.

- 3.32 Following this submission a virtual presentation to explain the changes was made to Greatham Parish Council on 17th December 2020, with the Case Officer also in attendance as an observer. There was also further dialogue with the Case Officer, Design Officer and Landscape Officer up to the completion of the Committee Report by the Case Officer. Changes requested by Officers had been incorporated into the proposed development throughout the determination process. By the time of the Planning Committee, the proposals reflected what Officers were requesting from the scheme. However, despite all of this engagement and the active steps taken by the applicant and the project team to follow the advice of Officers and incorporate their recommendations into the revised proposals, these still received negative comments from the Design and Landscape Officers. This was frustrating for the applicant and the project team as they had worked hard to work positively and collaboratively with Officers over several years to revise the proposals to create a scheme that met SDNPA's parameters.

Following Determination of Previous Full Planning Application (18/06111/FUL)

- 3.33 After the decision notice was issued a further meeting was held with SDNPA on 23rd March 2021 to discuss what further amendments could be made to make the proposed development acceptable in design terms. The Design Officer reiterated the proposed development should continue to use the layout parameters SDNPA had devised for the site which formed the basis of the layout which had been refused.
- 3.34 The changes that were subsequently introduced in this new application include new housetypes and variations of housetypes which have resulted in greater variation in roof orientation and ridge heights as well as greater frontage regularity, plot orientation and set back. This has created a less regimented layout which is more reflective of the character of Greatham which has evolved with the introduction of different buildings over a long period of time. This means that there will be 16 different housetypes within the proposed development with variations in materials and elevational designs and details which avoids repetition in the street scene to add visual interest and reflects how the wider village of Greatham has evolved from a collection of different dwellings over time.
- 3.35 Despite previous feedback from the Design Officer that sandstone was a representative characteristic of Greatham, regular feedback from the Parish Council indicated that ironstone was actually the characteristic local stone. This was subsequently acknowledged by the Design Officer who advised that ironstone should be used in the revised proposals for this new application. Following this change of opinion ironstone will be used on a greater number of the proposed dwellings, and when used, will be applied across all the plot's facades.
- 3.36 A new corner unit has been provided at Plot 15 to address both the central green link connection from the mews and the area of open space at the countryside edge.
- 3.37 Roads have been narrowed throughout the site although these are still of sufficient width that they can be safely traversed by refuse vehicles and fire tenders. More

variation has been introduced to these roads to reflect the characteristics of local rural roads and to enforce lower vehicular speeds without having to introduce over-engineered solutions that are not appropriate to a National Park setting. An additional four visitor parking spaces have been added to comply with the latest parking standards adopted by SDNPA.

- 3.38 New green infrastructure and SuDS features have been introduced with green roofs added to car ports and hedgerows introduced to rear garden boundaries. Swales have been introduced into the green infrastructure corridor in the northern part of the site and in the green link between the mews and the area of open space at the countryside edge. The rain gardens in the area of open space adjacent to Petersfield Road have been connected.

4. The Development Proposals

- 4.1 The proposed development is for 37 dwellings (including affordable homes), alterations to existing access onto Petersfield Road, hard and soft landscaping, drainage and all other associated development works.

Layout

- 4.2 The layout of the site has continued to be designed to fulfil SDNPA's 'parameter plan' (provided by Officers during the determination of the previous application) for the site. The key features of this include the separation of built form from the site boundaries to enable an outward looking development with perimeter roads. Substantial areas of open space are provided including at the site entrance and at the countryside edge. Green infrastructure corridors run through the site and existing boundary trees are retained and additional planting added to the Bakersfield boundary.
- 4.3 The roads in the proposed development will comprise shared surfaces with formal passing points introduced where necessary. The roads have been narrowed to reflect the character of local rural roads and to enforce a low speed environment suitable for a residential setting. Parking has been incorporated into the layout and is mostly provided with curtilage on driveways or in car ports or in garages with good passive surveillance. A compliant level of visitor and unallocated parking spaces are also provided in the layout. Cycle parking will be provided within sheds in rear gardens or within garages where these are provided.
- 4.4 In addition to the proposed dwellings, roads and open space the layout also incorporates the infrastructure needed to support the development including an electricity substation and a pumping station. The underground pumping station is located in the lowest part of the site where it would be most effective with the required 15m cordon sanitaire contained within the site. A short access spur of grasscrete, or similar, off the perimeter road will allow maintenance vehicles to access the pumping station when required.

Massing and Scale

- 4.5 All of the proposed dwellings are two storeys in height with varying ridge heights as is characteristic of Greatham. The proposed dwellings will be a mix of forms including detached, semi-detached and short terraces. The smaller and denser terraced and semi-detached dwellings are concentrated towards the Petersfield Road frontage whilst the larger detached dwellings which are more widely spaced out are located nearer to the countryside edge. This is in line with SDNPA's parameters plan to ensure an effective transition in density and built intensity across the site.
- 4.6 Garages are provided to most of the detached dwellings whilst other dwellings will have car barns or driveways. All garages and car barns are single storey to reduce the bulk and massing between buildings. Some of these structures will have pitched roofs whilst others have green roofs in order to add further variety and interest in the street

scene. The green roofs also have inherent benefits for improved attenuation and biodiversity.

Appearance

- 4.7 The architectural vernacular proposed draws on the existing vernacular forms of Greatham combining elements of style with locally evident forms. This approach has been discussed with SDNPA and is supported by its Officers.
- 4.8 Dwelling forms vary significantly throughout the site making use of varied roof forms including barn hip, hipped, gable ended, gable projections, gables over windows, dropped eaves and double gable fronts. These varying forms combined with varied fenestration, porch style and material use ensures each building has a uniqueness in the streetscene.
- 4.9 The window styles are a variety of larger and smaller types with a varied use of glazing bars. Bay windows have a variety of roof variations. Porches comprise different forms including hipped, lean-to and open gable fronted forms, largely supported on posts and with a significant use of trelliswork.
- 4.10 Façade details vary with plinth level and window cill level string courses, quoin work and brick cills. Each building will have at least one chimney with some of the larger dwellings have external chimney stacks.
- 4.11 Red brick, which is characteristic of Greatham, is the most utilised material. Focal buildings use ironstone in their facades with red brick quoining. The upper parts of some gables are finished in tile hanging with a significant use of club tiles. Roofs to dwellings and garages will be red or slate tile whilst green roofs will be used on some car ports.

Housing Mix and Tenure

- 4.12 The proposed development will provide 37 new dwellings of which 8 will be affordable housing in accordance with the mix set out in the table below. Justification for the number of affordable housing units on viability grounds is set out in Section 6.

Tenure	Number of Bedrooms					Total
	1	2	3	4	5	
Market	0	9	10	7	3	29
Shared Ownership	2	4	2	0	0	8
Total	2	13	12	7	3	37

Landscape Strategy

- 4.13 The proposed development seeks to provide a softer settlement edge than the current commercial scheme and will provide a gradual transition to the adjoining countryside.
- 4.14 Built form has been set back from the southern corner and south-eastern edge to create new open space with tree planting, amenity grass and opportunities for informal natural play and seating. Built form is also set back from Petersfield Road where native tree species and existing hedgerows will be retained along that frontage.
- 4.15 The views of the site from the existing adjacent properties on Bakers Field will be softened through the retention and enhancement of the existing hedgerow and the provision of additional planting.
- 4.16 The mature oak trees on the south-western boundary of the site will be retained, alongside which additional native tree planting will be established with woodland understorey planting and boundary hedgerow planting to reflect the local landscape.
- 4.17 At the access to the site a new entrance space will be created which provides an opportunity to replace the existing coniferous hedgerow with native hedgerow and trees.
- 4.18 Green corridors and pockets of open space within the site have also been created that are large enough for larger tree species to become established.

Biodiversity and Ecology

- 4.19 The proposed development has been designed to avoid ecological impacts as far as possible in the first instance. Where avoidance is not possible then suitable mitigation and compensation measures will be incorporated.
- 4.20 Such impact avoidance measures have included the use of protective buffers which have been incorporated into the layout around the retained boundary features such as mature trees and hedgerows in order to protect them from construction works.
- 4.21 Other key measures include the use of a lighting strategy specifically in relation to bats that will be implemented during both the construction and operational phases. During the construction phase this will include avoiding direct lighting on confirmed roost access points whilst works are ongoing. For the operational phase, superfluous lighting that is not required beyond public health and safety requirements will be eliminated. This will be aided by the use of hoods and baffles on street lamps and the use of low transmittance window glass on those windows which face onto open space and boundaries in order to reduce domestic light spill. Dark corridors along the site boundaries will be retained in so far as possible in order to maintain connectivity with the wider landscape.
- 4.22 A Construction Environmental Management Plan (CEMP), secured via planning condition, will expand on the impact avoidance and mitigation measures including the use of tree protection fencing during works around site boundaries in order to prevent accidental damage to boundary habitats. The CEMP will also set out specific actions to

protect any bats on the site including directing lighting away from roost access points and avoiding construction outside of daylight hours.

- 4.23 A Landscape and Ecology Management Plan (LEMP), also secured via planning condition, will guide habitat creation and long-term management. Such measures include the creation of grassland areas with a diverse composition through the use of appropriate wildflower seed mixes. Combined with subsequent long-term management in order to promote the establishment of wildflowers this will increase floral diversity and invertebrate populations which will provide a valuable food source to birds and bats. Such grassland would be managed by mechanical cutting with no more than two cuts per annum. All arisings will be added to the habitat piles on the site.
- 4.24 The hedgerow gaps will be planted up with appropriate native species of local provenance which gives an opportunity to diversify the more species-poor hedgerows. Traditional management measures such as laying and coppicing would help to significantly increase the value of the hedgerow resource.
- 4.25 Four bat boxes will be positioned on retained mature trees. In addition, up to four bat access tiles or integrated bat boxes will be installed within some of the new buildings to provide roosting opportunities. Up to four bird boxes will be located within the woodland boundary. At least one habitat pile for hibernating reptiles and amphibians will be created and could utilise materials left over from vegetation clearance work. 'Hedgehog gates' in the fences between residential gardens will enable hedgehogs to move through gardens to forage.
- 4.26 Combined, these measures will ensure the proposed development delivers a biodiversity net gain.

Trees

- 4.27 As part of the development proposals only low quality, Category C, trees will be removed, namely 29 individual trees as well as a section of the group of trees to the south of the drive which are mostly understorey to the protected oaks and some small ornamentals.
- 4.28 All moderate to high-quality trees which includes those protected by a Tree Preservation Order (TPO) will be retained and protected throughout the construction of the development. The design of the scheme layout has been carefully considered so that the relationship between retained trees and proposed dwellings is not likely to result in any pressure for pruning requests from future occupiers.
- 4.29 To replace those low quality trees that it was necessary to remove from the site replacement and additional tree planting has been incorporated into the soft landscaping proposals.

Access and Parking

- 4.30 The location of the existing access from Petersfield Road in the western corner of the site will be retained as is required by the site's allocation Policy SD71. This access will

be upgraded and formalises to facilitate a safer access and egress for all users. The upgrade will allow for the creation of a new bellmouth junction onto Petersfield Road, with the access to the neighbouring BT infrastructure maintained as existing with a vehicle crossover. This design will include a 6 metre wide access road supported by 10 metre corner radii, ensuring there is sufficient width for two-way vehicular movement in line with guidance from Manual for Streets and as was specifically requested by the Local Highways Authority in correspondence with them. It also ensure that the horizontal and vertical visibility splays are achievable to their respective standards.

- 4.31 The proposed access will allow for the continuation of the existing foot and cycleway on Petersfield Road retaining a continuous route for both pedestrians and cyclists to access local services. The existing dropped kerb for cyclists will also be re-provided.
- 4.32 A 2 metre wide footway would be provided on the northern side of the access road which connects into the development. A crossing point, supported by dropped kerbs and tactile paving, is provided at the access facilitating the movement of pedestrians and cyclists along the shared foot and cycleway and allowing connection from the site onto the existing pedestrian infrastructure. A footway is also provided through the site to provide a direct pedestrian connection between Petersfield Road and ProW Route 10.
- 4.33 The site layout is accessible to refuse vehicles to facilitate kerbside collection from each dwelling and fire tenders will be able to get within 45 metres of every dwelling in accordance with Building Regulations Part B. The ability of refuse vehicles and fire tenders to traverse the site has been confirmed through swept path analysis.
- 4.34 Parking will be provided on-site through a combination of on-plot driveways and garages, off-plot allocated parking, and unallocated visitor parking. In total there will be 93 car parking spaces as illustrated on the Parking Plan in line with SDNPA guidance on residential parking. This will ensure there is no overspill onto the surrounding road network. Outdoor parking spaces and garages have been designed to conform to the relevant space standards.
- 4.35 Cycle parking will be accommodated within the curtilage of each property, either within a garage or garden shed which will also be of sufficient size to accommodate the cycles of visitors as required.

Surface and Foul Water Drainage

- 4.36 A sustainable drainage strategy, involving the use of Sustainable Drainage Systems (SuDS), is proposed to manage the disposal of surface water runoff from the proposed development. Due to the ground conditions of the site, it is not feasible to use infiltration devices. It is therefore proposed that surface water drainage is managed by flow balancing methods, to attenuate and store surface water runoff.
- 4.37 The proposed surface water drainage strategy comprises a network of surface water swales and sewers, with further attenuation storage provided in a grassed detention basin and pervious paving. Garastor flow controls will be utilised to manage flows into the system from the pervious paving, with a Hydro-Brake flow control to manage the discharge from the system into the off-site watercourse.

- 4.38 Following enquiries with Southern Water, it has been determined there is an existing public foul water sewer adjacent to the site at Petersfield Road. An underground foul water pumping station will be provided at the eastern corner of the site, which is its lowest part, to connect the proposed development to the existing sewer network. A spur is provided off the primary site road to allow service vehicles to maintain the pumping station. The spur will be of grasscrete, or similar, to ensure it is in keeping with the landscape-led approach where this part of the site will form part of the transition to the countryside beyond.
- 4.39 The proposed surface and foul water systems are proposed to be adopted by Southern Water, in its role as sewerage undertaker and would be responsible for their future maintenance. The SuDS system which comprises the detention basin and swales would be adopted by Southern Water or maintained by a Management Company. The pervious pavements located within the curtilages of the proposed dwellings would be the responsibility of the homeowner. The roads and footways which incorporate the highway drainage rain gardens and gullies would be maintained by a Management Company.

Waste Storage and Collection

- 4.40 Each property will be provided with the bins to utilise East Hampshire District Council's kerbside alternate weekly collection for refuse and recycling. These will be stored within the curtilage of the property before being taken by the occupant at the appropriate time to the bin collection point for their property. The bin collection points are at the front of each property or in the case of Plots 25-27 near to the front of the property so as to not exceed the pull distances for future occupiers and the Council's waste disposal operatives established in guidance.

Utilities

- 4.41 Local utility companies have been contacted and they have confirmed that there are services for the proposed development including gas, electricity, telecommunications and potable water available. The foul water sewer which runs along the north-western boundary of the site alongside Petersfield Road has been considered during the design process and the layout adjusted accordingly so it is not a constraint to development.

5. Planning Policy Context

- 5.1 This section provides an overview of the relevant planning policy framework for the proposed development. The National Planning Policy Framework (NPPF) 2021 sets out the Government's planning policies for England and how these are expected to be applied. The local policy context is made up of the Development Plan as well as any relevant supplementary guidance which will be a material consideration in determining the planning application.

National Planning Policy Framework

- 5.2 The National Planning Policy Framework (NPPF) 2021 requires applications for planning permission to be determined in accordance with the development plan unless material considerations indicate otherwise.
- 5.3 Paragraph 11 of the NPPF establishes a presumption in favour of sustainable development and for decision-taking, means that proposals which accord with an up to date development plan should be approved without delay, unless the application of policies in the Framework that protect areas of particular importance (such as National Parks) provides a clear reason for refusing the development.
- 5.4 Paragraph 176 states that:

Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks and the Broads. The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.

- 5.5 Paragraph 177 goes onto explain that:

When considering applications for development within National Parks, the Broads and Areas of Outstanding Natural Beauty, permission should be refused for major development other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest. Consideration of such applications should include an assessment of:

- a) the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;*
- b) the cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way; and*
- c) any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.*

5.6 Footnote 60 states:

For the purposes of paragraphs 176 and 177, whether a proposal is ‘major development’ is a matter for the decision maker, taking into account its nature, scale and setting, and whether it could have a significant adverse impact on the purposes for which the area has been designated or defined.

5.7 The NPPF also contains thematic chapters. Of relevance to the proposed development, it requires local planning authorities to:

- Deliver a sufficient supply of homes;
- Promote healthy and safe communities;
- Promote sustainable transport;
- Make effective use of land;
- Achieve well-designed places;
- Meet the challenge of climate change;
- Conserve and enhance the natural and historic environments.

The Development Plan

5.8 Applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The relevant statutory Development Plan comprises of the South Downs Local Plan (SDLP) 2014-2033 and the adopted Hampshire Minerals and Waste Plan (2013).

5.9 The SDNPA designated the Greatham Neighbourhood Plan area on 12 June 2019. Since then, no draft Plan has been published for consultation and as such there are no emerging policies to consider.

5.10 Whilst the Development Plan must be read as a whole, it is the policies as set out below that are particularly relevant.

South Downs Local Plan (adopted July 2019)

5.11 **Core Policy SD1: Sustainable Development**

The policy states that the council will take a positive approach to applications that accord with relevant policies in this Local Plan and with National Park purposes, reflecting the presumption in favour of sustainable development. The policy sets out the National Park purposes which are:

“i) to conserve and enhance the natural beauty, wildlife and cultural heritage of the area; and

ii) to promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public”.

The council will pay due regard to its duty to foster the economic and social well-being of the local communities within the National Park. The cumulative impacts of development will be considered when determining applications and applications will be refused where proposals fail to conserve the landscape, natural beauty, wildlife and cultural heritage of the National Park, unless the benefits of the proposals demonstrably outweigh the great weight to be attached to those interests and there is substantial compliance with other policies in the plan.

5.12 Core Policy SD2: Ecosystem Services

The policy states that developments will be permitted where they have an overall positive impact on the natural environment and its ability to contribute goods and services. This is to be achieved through high quality design and delivering all opportunities to:

- “a) Sustainably manage land and water environments;*
- b) Protect and provide more, better and joined up natural habitats;*
- c) Conserve water resources and improve water quality;*
- d) Manage and mitigate the risk of flooding;*
- e) Improve the National Park’s resilience to and mitigation of climate change;*
- f) Increase the ability to store carbon through new planting or other means;*
- g) Conserve and enhance soils;*
- h) Support the sustainable production and use of food, forestry and raw materials;*
- i) Reduce levels of pollution;*
- j) Improve opportunities for people’s health and wellbeing; and*
- k) Provide opportunities for access to the natural and cultural resources which contribute to the special qualities”.*

Development proposals must be supported by a statement that sets out how the development proposal impacts, both positively and negatively, on ecosystem services.

5.13 Core Policy SD3: Major Development

The policy explains that in determining what constitutes major development the Authority will consider whether the development, by reason of its scale, character or nature, has the potential to have a serious adverse impact on the natural beauty, wildlife or cultural heritage of, or recreational opportunities provided by, the National Park. The policy states that planning permission will be refused for major

developments in the National Park except in exceptional circumstances, and where it can be demonstrated they are in the public interest. These circumstances include; the need for development; the cost and scope for developing elsewhere outside the designated area; any detrimental effect on the environment, the landscape or recreational opportunities. If it is considered that exceptional circumstances exist and development would be in the public interest, all opportunities to conserve and enhance the special qualities should be sought and the development should be sustainable.

5.14 **Strategic Policy SD4: Landscape Character**

The policy states that development will only be permitted where they conserve and enhance landscape character by demonstrating that the proposal is informed by the landscape character; the design, layout and scale of proposals conserve and enhance existing landscape features; they safeguard experiential and amenity qualities of the landscape; and planting enhances biodiversity and contributes to green infrastructure, using native species. The individuality of settlements should not be undermined. Green corridors will be safeguarded and development proposals should take opportunities to create and connect green corridors.

5.15 **Strategic Policy SD5: Design**

The policy states that developments must have a landscape-led approach and respect the local character through sensitive and high quality design. The following design principles should be adopted:

“a) Integrate with, respect and sympathetically complement the landscape character by ensuring development proposals are demonstrably informed by an assessment of the landscape context;

b) Achieve effective and high quality routes for people and wildlife, taking opportunities to connect GI;

c) Contribute to local distinctiveness and sense of place through its relationship to adjoining buildings, spaces and landscape features, including historic settlement pattern;

d) Create high-quality, clearly defined public and private spaces within the public realm;

e) Incorporate hard and soft landscape treatment which takes opportunities to connect to the wider landscape, enhances GI, and is consistent with local character;

f) Utilise architectural design which is appropriate and sympathetic to its setting in terms of height, massing, density, roof form, materials, night and day visibility, elevational and, where relevant, vernacular detailing;

g) Provide high quality, secure, accessible, and where possible, integrated storage for general and recycling waste, heating fuel, and transport related equipment;

h) Provide high quality outdoor amenity space appropriate to the needs of its occupiers or users;

i) Ensure development proposals are durable, sustainable and adaptable over time, and provide sufficient internal space to meet the needs of a range of users;

j) Give regard to improving safety and perceptions of safety, and be inclusive and accessible for all; and

k) Have regard to avoiding harmful impact upon, or from, any surrounding uses and amenities.”

5.16 **Strategic Policy SD6: Safeguarding Views**

The policy states that development will be permitted where it preserves the visual integrity, identity and scenic quality of the National Park; especially by conserving and enhancing key views (including landmark views, views from publically accessible areas, views from public rights of way and sequential views).

5.17 **Strategic Policy SD7: Relative Tranquillity**

The policy states that developments will only be permitted where they conserve and enhance relative tranquillity and should consider any direct impacts to changes in the visual and aural environment, indirect impacts to the National Park (such as vehicular movements) and impacts to the experience of public right of way users. Developments in highly tranquil and intermediate tranquillity areas should not cause harm to relative tranquillity while those in poor tranquillity areas should take opportunities to enhance the relative tranquillity of the area.

5.18 **Strategic Policy SD8: Dark Night Skies**

The policy outlines that developments must conserve and enhance the quality of dark night skies and the integrity of the Dark Sky Core. Proposals must demonstrate that all opportunities to reduce light pollution have been taken. The installation of lighting should be avoided and if this is not possible it must be demonstrated that it is necessary and appropriate. Lighting which is proposed to be installed must meet or exceed the level of protection appropriate to the environmental zone, as set out in the table below.

Location	Requirements for level of protection				
Dark Sky Zone Description	ILP Guidance	Landscape Impact	Maximum Lux Level (suggested 10 Lux)	Preferred lights-off Curfew	Astronomical Darkness Curfew
E1(a)	X	X	X	X	
2km Buffer Zone and areas					

outside this
and the above
zone which are
of intrinsic
rural darkness
with a SQM
range of 20 to
20.5

5.19 Strategic Policy SD9: Biodiversity and Geodiversity

The policy states that development will be permitted where it conserves and enhances biodiversity and geodiversity. Developments should retain, protect and enhance biodiversity features; ensure long-term management is in place; contribute to the restoration of habitats and the creation of links between sites; control any invasive non-native species present on site; and contribute to the protection, management and enhancement of biodiversity, for example by enhancing Biodiversity Opportunity Areas and delivering Biodiversity Action Plan targets. The policy also outlines a hierarchy of designation:

- Internationally Protected Sites (Special Protection Areas, Special Areas of Conservation and Ramsar sites) - proposals with the potential to impact on one or more international sites will be subject to a Habitats Regulations Assessment. Where likely significant effects may occur, development proposals will be subject to Appropriate Assessment. Proposals that will result in any adverse effect on the integrity of any international site will be refused unless it can be demonstrated that there are no alternatives to the proposal or there are imperative reasons of overriding public interests.
- Nationally Protected Sites (Sites of Special Scientific Interest, National Nature Reserves) - proposals likely to have a significant effect on national sites will be required to provide an Environmental Impact Assessment; proposals with an impact on notified special interest features will be refused, unless the benefits of the development clearly outweigh the likely impact.
- Irreplaceable Habitats – proposals which result in the loss or deterioration of irreplaceable habitats will be refused unless the need for, and benefits of, development in that location outweigh the loss.
- Locally Protected Sites (Sites of Nature Conservation Importance / Local Wildlife Sites / Sites of Importance for Nature Conservation, Local Nature Reserves and Local Geodiversity Sites) - proposals with a significant effect to local sites will be required to provide an Ecological Impact Assessment; proposals that will result in any adverse effect on the integrity of the site which cannot be either avoided or adequately mitigated will be refused, unless exceptional circumstances outweighing the adverse effects are clearly demonstrated.

- Outside of designated sites - proposals should identify and incorporate opportunities to conserve, restore and recreate priority habitats and ecological networks; proposals should take the opportunities to contribute and deliver on their aims and objectives.

5.20 **Strategic Policy SD10: International Sites**

The policy outlines criteria for development in the following areas:

- The Mens SAC and Ebernoe Common SAC and Singleton and Cocking Tunnels SAC
- Arun Valley SPA
- Solent Coast SPAs
- Wealden Heaths Phase II SPA

Of these, the site would only have the potential to affect the Wealden Heaths Phase II SPA. Proposals resulting in a net increase in residential units within 400m of the boundary of the Wealden Heaths Phase II SPA, will be required to undertake a project-specific Habitats Regulations Assessment (HRA). Development proposals resulting in a net increase in residential units within 5km of the boundary of the Wealden Heaths Phase II SPA will be required to submit a screening opinion to the Authority for a project-specific Habitat Regulations Assessment (HRA).

5.21 **Development Management Policy SD11: Trees, Woodland and Hedgerows**

The policy states developments should conserve and enhance trees, hedgerows and woodlands. Developments that affect these must be informed by a full site survey and an Ecological Survey, Arboricultural Method Statement and associated Tree Protection Plan, and a management plan. Where protected trees are subject to felling, a replacement of an appropriate number, species and size in an appropriate location will be required. A minimum buffer of 15 metres will be required between the development and ancient woodland or veteran trees. Loss or damage of non-protected trees, woodland or hedgerows should also be avoided. Proposals must demonstrate that appropriate protection measures are in place prior to any work through a landscaping plan. Opportunities should be identified and incorporated for planting of new trees, woodlands and hedgerows.

5.22 **Strategic Policy SD12: Historic Environment**

The policy states that developments will only be permitted where they conserve and enhance the historic environment, including through the safeguarding of heritage assets and their setting. Applicants are required to provide a Heritage Statement. Proposals which affect heritage assets or their setting will be determined with regard to the significance of the asset.

5.23 **Development Management Policy SD13: Listed Building**

The policy states that developments which affect a listed building or its setting will only be permitted and listed building consent granted where they preserve and enhance the listed building or any harm to the listed building or its setting is outweighed by public benefits. The policy also states that proposals that cause substantial harm to a listed building or its setting will be refused.

5.24 **Development Management Policy SD15: Conservation Area**

The policy outlines that development in a conservation area will only be permitted where they preserve or enhance the character and appearance of the conservation area. The following information should be provided to support an assessment:

- “a) The relevant conservation area appraisal and management plan;*
- b) Overall settlement layout and relationship to established landscape setting;*
- c) Historic pattern of thoroughfares, roads, paths and open spaces, where these provide evidence of the historic evolution of the settlement, and the historic street scene;*
- d) Distinctive character zones within the settlement;*
- e) Mix of building types and uses, if significant to the historic evolution of the settlement;*
- f) Use of locally distinctive building materials, styles or techniques;*
- g) Historic elevation features including fenestration, or shop fronts, where applicable;*
- h) Significant trees, landscape features, boundary treatments, open space, and focal points; and*
- i) Existing views and vistas through the settlement, views of the skyline and views into and out of the conservation area”.*

5.25 **Development Management Policy SD16: Archaeology**

The policy allows proposals that do not harm archaeological heritage assets and / or their setting. A Heritage Statement is required to provide an informed assessment. The policy outlines that there is a presumption in favour of preservation in-situ for Scheduled Monuments and other assets of significance. Development proposals that result in unavoidable harm to, or loss of, an archaeological heritage asset's significance, will only be permitted where the public benefits outweigh harm.

5.26 **Strategic Policy SD17: Protection of the Water Environment**

The policy requires developments to conserve and enhance the water quality and quantity and the ability of groundwater, surface water features and watercourse corridors to function by natural processes throughout seasonal variations. Development within Groundwater Source Protection Zones will only be permitted where there is no adverse impact on the quality of the groundwater source.

Development proposals must incorporate measures to eliminate risk of pollution to groundwater, surface water and watercourse corridors.

5.27 Strategic Policy SD19: Transport and Accessibility

The policy requires developments to be located and designed to minimise the need to travel and promote the use of sustainable modes of transport. Development which will generate a significant number of journeys must be located near town and village centres, public transport routes, main roads and a cycle network. These developments must provide a transport assessment or statement. Improvements to transport infrastructure will be supported.

5.28 Strategic Policy SD20: Walking, Cycling and Equestrian Routes

The policy states that proposals must contribute to a network of attractive and functional non-motorised travel routes, with appropriate signage, throughout the National Park. Development proposals will be permitted provided they protect and enhance existing crossings provided for non-motorised travel routes across major roads, railways and watercourses. Developments must incorporate attractive, accessible public links through the site, which are suitable for pedestrians, cyclists, mobility scooters and equestrians as appropriate, which connect to the nearest convenient point on the public rights of way network and / or local footway network. Development proposals must maintain existing public rights of way and conserve and enhance the amenity value and tranquillity of, and views from, non-motorised travel routes and access land.

5.29 Development Management Policy SD21: Public Realm, Highway Design and Public Art

The policy outlines that developments should protect and enhance highway safety and follow the principles set out in the document, Roads in the South Downs. Development will not be permitted where it would reduce the biodiversity, landscape and amenity value and character of historic rural roads. Particular attention will be given to new access points and other physical alterations to roads, and to the impacts of additional traffic. Developments should also be designed to protect the safety and amenity of all road users, and give priority to the needs of pedestrians, users of mobility aids, cyclists and equestrians. Movement through the site must be a safe, legible and attractive experience for all users. Street design must be context-sensitive, responding to the specific character, activities, heritage, built form and layout, materials and street furniture of the location. Highway design must pay particular attention to the role and location of buildings, doors and entry points. Appropriately designed and located new public art will be supported.

5.30 Development Management Policy SD22: Parking Provision

The policy states that new developments must provide an appropriate level of private vehicle and cycle parking to serve the needs of the development in accordance with the adopted parking standards. Electric vehicle charging facilities must also be provided wherever feasible. New parking provision must be of a scale and design that reflects its context and incorporates sustainable drainage systems.

5.31 **Strategic Policy SD25: Development Strategy**

The policy outlines the settlements where development will be supported if the scale and nature is appropriate to the character and function of the area, where the development makes best use of previously developed land in the settlement and also makes efficient and appropriate use of land. Greatham is listed as one of these settlements, lying within the Western Weald area. The policy also sets out the circumstances in which development will be permitted outside of settlement boundaries.

5.32 **Strategic Policy SD26: Supply of Homes**

The policy states that the LPA will provide 4,750 net additional homes between 2014 and 2033. This will be delivered through the development of strategic sites and allocation of land for housing, the implementation of planning permissions and the development of windfall sites. It is outlined that Greatham has a housing provision of 38 dwellings.

5.33 **Strategic Policy SD27: Mix of homes**

The policy states that's developments must deliver a balanced mix of housing to meet projected future household needs for the local area.

Affordable housing should provide the following approximate mix of units:

- 1 bedroom dwellings: 35% (although these may be substituted with 2 bedroom affordable dwellings)
- 2 bedroom dwellings: 35%
- 3 bedroom dwellings: 25%
- 4 bedroom dwellings: 5%

Market housing should provide the following mix of units:

- 1 bedroom dwellings: at least 10%
- 2 bedroom dwellings: at least 40%
- 3 bedroom dwellings: at least 40%
- 4+ bedroom dwellings: up to 10%

Planning permission will be granted for an alternative mix provided evidence of local housing need demonstrates that a different mix of dwellings is required to meet local needs or site-specific considerations necessitate a different mix to ensure National Park purpose 1 is met.

5.34 Strategic Policy SD28: Affordable Homes

The policy outlines that new residential development must maximise the delivery of affordable housing to meet local need. On sites of 11 or more homes, 50% of new homes must be affordable, of which a minimum 75% will provide a rented tenure.

Where, exceptionally, provision of affordable housing in line with the policy is shown to be financially unviable; priority will be given to achieving the target number of on-site affordable homes over other requirements such as tenure mix.

Affordable homes should be integrated throughout the development and be indistinguishable in design and materials from market housing. They should remain affordable in perpetuity. Occupancy conditions and local connection criteria will be applied to ensure local needs are met.

5.35 Strategic Policy SD42: Infrastructure

The policy states that developments must provide appropriate, necessary and reasonable infrastructure in the form of on-site or off-site works and/or financial contributions to mitigate its impact. Infrastructure delivery should be integrated with development phasing to ensure timely provision. Financial contributions towards future infrastructure maintenance will, where necessary, be secured by means of a legal agreement.

5.36 Development Management Policy SD44: Telecommunications and Utilities Infrastructure

The policy requires that all new residential dwellings should be served by a superfast broadband connection, installed on an open access basis.

5.37 Strategic Policy SD45: Green Infrastructure

The policy states that proposals should demonstrate that they will maintain and enhance the green infrastructure network. Developments should also provide new green infrastructure which is integrated into the development design that meets the needs of communities both within and beyond the site's boundaries. Green Infrastructure proposals must contribute to multifunctional landscapes which:

- "a) Strengthen connectivity and resilience of ecological networks;*
- b) Incorporate green infrastructure measures that are appropriate to the type and context of the development proposal as part of an overall landscape design;*
- c) Maximise opportunities to mitigate, adapt and improve resilience to climate change;*
- d) Maximise opportunities for cycling and walking, including multi user routes and, where possible, facilitate circular routes; and*
- e) Support health and wellbeing and improve opportunities for understanding and enjoyment of the National Park and its special qualities".*

Proposals that will harm the green infrastructure network must incorporate measures that sufficiently mitigate or offset their effects. The Authority will seek to secure via planning condition or legal agreement provision for future management and maintenance of green infrastructure.

5.38 Development Management Policy SD46: Provision and Protection of Open Space, Sport and Recreational Facilities and Burial Grounds / Cemeteries

The policy states that residential development will be required to provide open space on site or within proximity to the site in line with the Authority's adopted standards as set out below:

- 1 hectares of amenity greenspace per 1,000 population, within 700 metres
- 1 hectares of parks and gardens per 1,000 population, within 650 metres
- 0.5 hectares of outdoor sports per 1,000 population, within 650 metres
- 0.25 hectares of children / teen per 1,000 population, within 480/650 metres

Provision should be calculated on a pro-rata basis proportionate to the gross site area, using a guideline population density of 60 people per hectare. All types of public open space should be provided on-site where reasonable and proportionate to do so. Open space may form part of the requirement to deliver sustainable drainage, if the space is useable and fit-for-purpose. Where insufficient space exists on site to meet local needs then off-site provision in the locality may be sought.

Development proposals for open space should demonstrate how they:

- Are of a type determined by the scale and type of development and the needs of the area;
- Are of high quality design which reflects the landscape character and setting;
- Are safe and accessible for all members of the community; and
- Include provision for the long-term management and maintenance of any recreation or open space facilities provided.

5.39 Strategic Policy SD48: Climate Change and Sustainable Use of Resources

The policy encourages development that incorporates sustainable design features. All developments are required to achieve minimum standards of as set out below unless it is not technically feasible or unviable:

- Energy: 19% carbon dioxide reduction improvement against Part L (2013); and
- Water: Total mains consumption of no more than 110 litres of water per person per day

All development proposals should demonstrate proportionately how development addresses climate change mitigation and adaptation through use of zero and low carbon technologies, sustainable design and construction. Major development proposals should also include an energy assessment to demonstrate how carbon dioxide emissions are to be minimised on-site.

5.40 Strategic Policy SD49: Flood Risk Management

The policy requires developments to reduce the impact of flooding by steering development away from areas of flood risk, not increasing the risk of flooding elsewhere, and where possible reducing the overall flood risk. Development proposals should, where required by national policy and guidance, be accompanied by a site specific Flood Risk Assessment (FRA). Proposed flood protection, mitigation and adaptation measures should be supported with a management schedule, the identification of the body responsible for maintenance, and evidence of funding and maintenance in perpetuity.

5.41 Development Management Policy SD50: Sustainable Drainage Systems

The policy states that proposals will be permitted where there is no net increase in surface water run-off, taking account of climate change. The policy also outlines that major development will be permitted where sustainable drainage systems are given priority, and these must support the provision of open space, public amenity and biodiversity. The management and maintenance of sustainable drainage systems must be arranged for.

5.42 Development Management Policy SD54: Pollution and Air Quality

The policy outlines that developments will only be permitted provided levels of air, noise, vibration, light, water, odour or other pollutants do not have a significant negative effect on people and the natural environment, now or in the foreseeable future, taking into account cumulative impacts and any mitigation. Development proposals will be permitted where they follow best practice methods to reduce levels of dust and other pollutants arising during a development from demolition through to completion.

5.43 Allocation Policy SD71: Land at Petersfield Road, Greatham

This policy allocates the site for residential development.

This policy states that:

“1. Land at Petersfield Road, Greatham is allocated for the development of 35 to 40 residential dwellings (Class C3 Use) and associated open space. Development for a Class A1 (Shop) unit with a net sales floorspace up to a maximum of 280m² with suitable vehicular parking for customers will also be permitted. Planning permission will not be granted for any other uses. Detailed proposals that meet the following site specific development requirements will be permitted:

2. The site specific development requirements are:

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

b) Development proposals should conserve and enhance the setting of local heritage assets including the Greatham Conservation Area and Local Listed Buildings and use local building materials to reinforce local distinctiveness (which may include sandstones);

c) Provide suitable mitigation towards the Wealden Heaths SPA, which should be informed by a Project-level HRA;

d) Provide suitable mitigation measures to avoid increases in localised surface water flooding;

e) Demonstrate no significant harm to be caused to groundwater resources;

f) Retain the existing vehicular access and, where identified as necessary to provide safe access and egress, improvements to both the vehicular access and to off-site highways;

g) Provide a publicly accessible off-road pedestrian route from Petersfield Road to the existing PRoW to the east of the allocation site;

h) Provision of a significant area of public open space within the site which provides for a transition between the development and the countryside; and

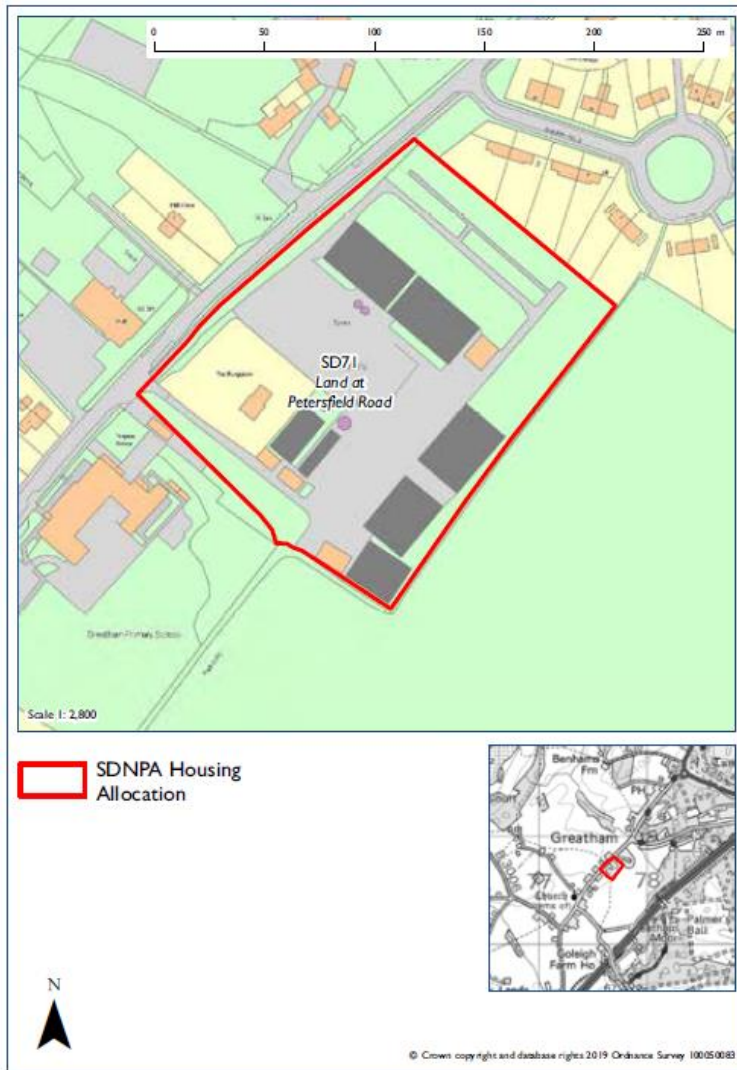
i) Retain and enhance existing mature trees and site boundaries and new site boundaries appropriate to the local landscape.

3. In order for the development to have an overall positive impact on the ability of the natural environment to contribute to ecosystem services, development proposals must address the following:

a) Protect and enhance trees within the site where possible, and where trees are lost, provide at least the equivalent in new tree planting on site. Trees on the site boundary should be retained and new tree planting should be undertaken; and

b) New planting should be suitable for pollinating species.”

Figure 5.1: Housing Allocation Plan for Land at Petersfield Road



Hampshire Minerals and Waste Plan (Adopted October 2013)

5.44 Policy 10 – Protecting public, health, safety and amenity

This policy seeks to ensure that minerals and waste development does not cause adverse public health and safety impacts and unacceptable adverse amenity impacts.

5.45 Policy 15 – Safeguarding - mineral resources

This policy seeks to safeguard sand and gravel resources against needless sterilisation unless 'prior extraction' takes place. Development may be permitted without the prior extraction if it would be inappropriate to extract mineral resources at that location.

6. Assessment of Development

Principle of Development

- 6.1 Policy SD71 of the adopted South Downs Local Plan allocates the site for between 35 and 40 residential dwellings. The proposals are for 37 residential dwellings which is within the range envisaged by Policy SD71 and therefore the principle of development established in the Development Plan.
- 6.2 Having established a principle of development it is necessary to demonstrate how the other relevant policies of the Development Plan have been addressed and these are considered in the remainder of this section.

Major Development in a National Park

- 6.3 The SDNPA set out in its pre-application response (dated 23 January 2018) for the previous full planning application that it considered the proposals or any in line with allocation policy for this site to constitute major development. As such the NPPF 2021 requires that applications should include an assessment of the following three criteria (taken from paragraph 172):
- 6.4 Criteria a) of paragraph 177 requires an assessment of *“the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it on upon the local economy”*. The need for the development is established through SDNPA’s Housing and Economic Development Needs Assessment which identifies a significant housing need within the National Park. To address this SDNPA, in its Local Plan, has identified the levels of housing to be provided in settlements across the National Park with Greatham proposed to provide approximately 38 dwellings with this site being the only one allocated for residential development within the village. The proposed development would bring short-term economic benefits during the construction phase associated with new construction jobs and benefits to the supply chain, including local suppliers, and longer-term economic benefits during the construction phase associated with increased local spending by local residents. The impact on the economy of refusing the development would be negative for Liss Forest Nursery Ltd. The business currently operates on the site and employs 8 staff as well as operating from another nearby site within the National Park. If the proposed development is refused it would negatively affect the business plans of Liss Forest Nursery Ltd as well as mean the National Park’s housing need would continue to go unmet and the loss of the economic benefits associated with the development.
- 6.5 Criteria b) of paragraph 177 requires an assessment of *“the cost of, and scope for developing outside the designated area, or meeting the need for it in some other way”*. SDNPA has recognised through its evidence base that it has a housing need which it has sought to address through its Local Plan and therefore some development must take place within the designated area. The site has been identified as an appropriate location for development by SDNPA and the proposed development would be of a modest scale which can be absorbed into the wider village of Greatham.

- 6.6 Criteria c) of paragraph 177 of the Framework requires an assessment of “*any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated*”. This evidence is presented within the supporting information which accompanies this application, notably the Sustainability Statement and the Landscape and Visual Appraisal. In terms of recreational opportunities, these will be enhanced by the proposed development through provision of new public open space and a pedestrian link through the site, which is currently in private use as a horticultural nursery with no public access. The pedestrian route will join up Petersfield Road with existing PRoW Route 10.

Design and Landscape-Led Approach

- 6.7 Substantial work has been undertaken, as set out in the accompanying Landscape and Visual Appraisal and Design and Access Statement, to understand the local landscape character and the character of Greatham before considering site specific opportunities and constraints.
- 6.8 The proposed development has been informed by the pattern, context and type of the landscape in which it is located. Its design seeks to conserve and enhance the existing landscape features of the site such as the mature oak trees on the south-western boundary along with boundary hedgerows. These will be enhanced with new planting utilising native species that are consistent with local character and will enhance biodiversity and contribute to green infrastructure. In doing so the proposed development safeguards the experiential and amenity qualities of the landscape and therefore complies with Policy SD4.
- 6.9 The proposed development has used this landscape-led approach and been informed by the opportunities and constraints of the site. The layout is in keeping with the existing settlement pattern. The positioning of buildings and the boundary treatments and materials proposed reflect the historic vernacular of Greatham and the variety in the character of the village as a whole.
- 6.10 Consequently, the proposed development would make a positive contribution the character and appearance of the area with provision made for substantial new open spaces and additional native tree and hedgerow planting demonstrating compliance with Policy SD5.

Housing

Quantum and density

- 6.11 The proposal is to develop 37 homes which is in line with the quantum of development envisaged by Policy SD71. The number of homes to be provided has been informed by a landscape-led approach taking account of landscape capacity and the need to provide a clear transition in density and build intensity between the Petersfield Road frontage and the countryside edge, as well as accommodating new open space and green infrastructure corridors.

Scale, Type and Mix

- 6.12 The whole development will consist of 2-storey dwellings, in keeping with the character of the local area and to limit ridge heights as low as practicable to limit visual impacts.
- 6.13 In order to meet National Park Purpose 1, the layout of the site has been guided by a landscape-led approach which necessitates a clear reduction in density and built form across the site between Petersfield Road and the countryside edge. To achieve this larger, more-spaced out dwellings are used towards the eastern part of the site and the countryside edge hence there are a greater number of 4 and 5 bedroom properties that would normally be expected under Policy SD27. However, in line with Policy SD27 there remains a focus on delivering 2 and 3 bedroom units. Delivery of some smaller 1 bedroom units as well as the aforementioned 4 and 5 bedroom units will ensure there is diversity in the mix of properties available from the proposed development and that an inclusive and varied community is delivered. Such management of the housing mix, necessitated by the landscape-led approach, was also taken in the previously refused scheme and had been accepted by the Case Officer, hence housing mix was not identified as a reason for refusal on that application. It is therefore considered appropriate to continue with such a housing mix in this new application.

Affordable Housing

- 6.14 Policy SD28 requires that normally 50% of the dwellings that form part of these proposals should be provided as affordable housing. A robust and objective Financial Viability Statement has been prepared to accompany this application which demonstrates that due to the existing use value of the site it is unviable to provide this level of affordable housing.
- 6.15 Several sensitivity test appraisals have been undertaken to consider the extent to which reduced affordable housing provision and different tenure mixes would enhance the financial viability of the proposed development. The Applicant has confirmed, that despite being marginally unviable, they are willing to provide 21.6% of the proposed dwellings as affordable provision, in the form of 8 shared ownership units.
- 6.16 Paragraph 2 of Policy SD28 establishes that where a proposal is robustly shown to be financially unviable as is the case in the accompanying Financial Viability Statement, then priority will be given to achieving the target number of on-site affordable homes over other requirements of Policy SD28. Providing the on-site affordable housing as 8 shared ownership units has been demonstrated to be the most effective way of maximising the number of affordable units onsite in order to address the requirements of Policy SD28, with the Applicant willing to provide this even though it would be marginally unviable.
- 6.17 The affordable units are well integrated into the layout of the site forming two separate clusters that can be readily taken on by a Registered Provider yet are indistinguishable from the surrounding market dwellings and will be built to the same high quality thus meeting the requirements of paragraph 3 of Policy SD28.

Transport and Access

- 6.18 The proposed development benefits from an excellent location with ready access to Greatham's facilities including the primary school, village hall and public house. The local topography along with the provision of a shared footway/cycleway make it attractive to get around the village and access these facilities on foot or on bicycle. The proposed development will also create a new pedestrian link between Petersfield Road and PRoW Route 10. The site is also located only 320 metres from National Cycle Network Route 22. The site is also two minutes' walk from the nearest bus stop with bus services providing links to key strategic centres including Alton and Petersfield and their respective train stations. As such the site is well located to meet the requirements of Policy SD19 which look to encourage development that will reduce reliance on the private car in favour of sustainable modes of travel.
- 6.19 The vehicular access to the proposed development incorporates a new bellmouth junction onto Petersfield Road at the location of the existing one, along with access to the neighbouring BT infrastructure being maintained by a vehicle crossover. The design of the site access has been made in accordance with the guidance in Manual for Streets and advice and comments received from the Local Highways Authority at Hampshire County Council. This access would allow the continuation of the existing footway/cycleway on Petersfield Road with a crossing point supported by dropped kerbs and tactile paving installed to facilitate the movement of pedestrians and cyclists. By retaining the same location for the access to the site and providing improved sightlines for access and egress the access complies with the provisions of the site's allocation as set out in Policy SD71.

Parking

- 6.20 To accord with Policy SD22, car and cycle parking for the proposed development will be of the quantum required by SDNPA's Guidance on Parking for Residential and Non-Residential Development Supplementary Planning Document (SPD). The parking calculator that accompanies this SPD identifies a need to provide 93 parking spaces. It should be noted the SPD states that garages should only count for one-third of a parking space and therefore of the 7 garages to be provided as part of the proposals these would only account for 2 of the parking spaces that should be provided.
- 6.21 In total 93 parking spaces are provided as part of the proposals, of which 82 are associated with the residential properties and 11 are provided as visitor and unallocated parking spaces. These parking spaces will be provided to a minimum size of 2.4m x 4.8m, with a 6m reversing distance, in accordance with Manual for Streets guidance.
- 6.22 Cycle parking will be accommodated within the curtilage of each dwelling, either within a garage or shed which will be of sufficient size to accommodate the level of long stay (resident) cycle parking, that is to say 1 cycle parking space per bedroom. The garages and sheds will also provide sufficient space to accommodate short stay (visitor) cycle parking.

- 6.23 Consequently, it can be concluded that the proposed development meets the requirements of Policy SD22 and the Guidance on Parking SPD.

Landscape and Visual Impact

- 6.24 The Landscape and Visual Appraisal which accompanies this application establishes that the potential landscape and visual effects of the proposals would primarily be localised through permanent changes in the built form, and given the limited public viewpoints into the site there would be little potential that the proposals would significantly impact upon people.
- 6.25 Using housing that is more in keeping with the local landscape character, settlement pattern and character of Greatham to replace the existing greenhouses, hardstanding and polytunnels ensures the site and surrounding landscape has the capacity to accept the type of development proposed. The layout of the site and the landscape strategy, devised within a landscape-led approach, would result in a sensitive transition from development to the countryside, with a soft settlement edge. Upon maturity, the proposals including the significant areas of open space and green infrastructure would have a minor beneficial effect on the site and would conserve the landscape of the National Park.
- 6.26 The predicted visual effects from the majority of visual receptors are considered to be negligible. In views from Petersfield Road, the proposals are likely to lead to a minor adverse impact because the housing is likely to be more visually prominent, in some views. In views from Footpath G10, to the south of the site, proposals to replace a visually prominent structure with open space and planting, will soften views of development. Other minor visual impacts will be limited to private dwellings and there will be no change to the extent that the site is visible from the wider landscape.
- 6.27 The proposed development will therefore be sympathetic to the surrounding landscape setting as required by paragraph 127 of the NPPF and will conserve and enhance landscape character in line with Policy SD4.

Landscaping and Open Space

- 6.28 In line with the requirements of Policy SD71 changes in density and built intensity across the site combined with a setback of built form, new open space and the retention and enhancement of boundary trees and hedgerows will create a soft settlement edge and establish a clear transition across the site between Petersfield Road and the countryside edge. Substantial open space is provided including a new entrance space at the site access, green corridors amongst the built form and a large new area of open space in the southern corner and along the countryside edge. Mature boundary trees and hedgerow will be retained and enhanced with native planting. Where lower quality non-native trees or hedgerow need to be removed, these will be replaced with native species. There will be an overall net gain in trees and hedgerow across the site. The proposed development therefore meets the requirements of Policy SD71 with regards to the provision of landscaping and open space.

Trees

- 6.29 This planning application is accompanied by an Arboricultural Impact Assessment & Method Statement as well as a Tree Protection Plan. In line with the requirements of Policy SD11 protected trees will remain in situ and only 29 individual trees and a section of a tree group will be felled, all of which are of low quality (Category C). New tree planting in the public open spaces, green infrastructure corridors and across the development more generally, including in gardens, will make up for the loss of these trees and deliver a net increase in the number of trees on the site. The proposed development is therefore compliant with Policy SD11.

Ecology

- 6.30 The Ecological Impact Assessment submitted with this application demonstrates how the proposed development will protect and enhance the ecology of the site. This includes design features such as utilising protective buffers around mature trees and hedgerows on the site boundaries, infilling hedgerow gaps with native planting and making provision for wildlife boxes and habitat piles. These will result in a net gain in biodiversity on the site and ensure the proposed development is in accordance with Policy SD9.

Wealden Heaths Phase II SPA

- 6.31 There are three nearby ecological sites of international importance including the Wealden Heaths Phase II SPA. These sites have been identified as being vulnerable to increases in recreational pressure created from additional housing construction. This includes recreational disturbance from any future occupiers who may own a dog and may potentially exercise their dog around these ecologically important sites. There would also be additional pressure from any extra noise and light generated during the construction phase. There is also the potential that future occupiers may own cats which increase predation on local wildlife populations.
- 6.32 These pressures will need to be mitigated. The proposed development will therefore need to provide impact avoidance either in the form of Suitable Alternative Natural Greenspace (SANG), Strategic Access Management and Monitoring (SAMM) or Wealden Heaths Infrastructure Project (WHIP). The Applicants are aware that the SDNPA would have been required to demonstrate that these pressures could be mitigated during the Plan-making stage and the allocation of this site so they welcome the SDNPA's clarification as to how it expects this to occur. This is particularly the case given that for the previously refused scheme, during the determination process the Case Officer had suggested a mitigation scheme would be available but never went onto provide confirmation of SDNPA's approach to this matter.
- 6.33 Once this is confirmed by the SDNPA and a solution is formally agreed then a full Habitats Regulations Assessment (HRA) will be prepared.
- 6.34 Once the agreed solution has been implemented there should be no net increase in recreational pressure on the Wealden Heaths Phase II SPA and consequently no adverse effect on the integrity of any internationally designated site, either from the

proposed development or in combination with other proposals. Consequently, the proposed development would comply with Policy SD10.

Heritage

- 6.35 The accompanying Heritage Assessment has confirmed there are no heritage assets within the site. The existing buildings on the site comprising a bungalow, outbuildings, greenhouses and polytunnels are all relatively modern and not considered to be of heritage value. In the site's surroundings, Deal Farmhouse which is located on the opposite side of Petersfield Road to the site is Grade II listed. The Greatham Conservation Area is around 150 metres south-west of the nearest part of the site boundary.
- 6.36 Deal Farmhouse is set back from Petersfield Road and is screened from Petersfield Road almost entirely by substantial ironstone with brick detail boundary wall, although partial views are visible on the approach from the south. This wall along with surrounding vegetation restricts the experience of the Farmhouse. Consequently, as a result of the site's currently commercial character and the lack of intervisibility the site is considered to make a marginal contribution to the significance of the Farmhouse.
- 6.37 There is a degree of separation between the site and the Greatham Conservation Area created by the adjacent primary school and the changing topography of Petersfield Road. As a result there are no clear views from the main part of the site towards the Conservation Area. The current commercial character of the site does not contribute to the agricultural context of the village which combined with the degree of separation and lack of intervisibility means the site only makes a marginal contribution to the significance of the Conservation Area.
- 6.38 The proposed development will achieve a sympathetic treatment of the western edge of the site, which is closest to the Conservation Area, by introducing new open space in to the north-western and south-western parts of the site. The proposed materials palette is reflective of the wider character of Greatham comprising red brick and ironstone with slate, red and mottled tile roofs.
- 6.39 The proposed development will result in the site being transformed from a commercial use to a residential one. Given the detailed design that accompanies this application, the proposed development is considered appropriate and the resultant effect to the significance of the Grade II listed Deal Farmhouse and Greatham Conservation Area would be negligible and not involve any meaningful loss of significance. The proposed development would therefore comply with Policies SD12, SD13 and SD15.

Archaeology

- 6.40 The accompanying Heritage Assessment has determined that based on available evidence the site has a low potential for all archaeological periods. While it is possible that unrecorded remains may be present, there is no evidence to suggest that such remains, if present, would be more than of local significance.
- 6.41 Due to this low archaeological potential, the proposed development will not have any below ground archaeological impacts with further archaeological investigation

unnecessary to support the proposed development. Consequently, it is considered the proposed development would comply with Policy SD16.

Flooding and Drainage

- 6.42 The site falls entirely within Flood Zone 1, which has the lowest probability of flooding. The accompanying Flood Risk Assessment has determined that the pre-development flood risk to the site from all sources of flooding is considered to be very low.
- 6.43 A sustainable drainage strategy, incorporating SuDS, will manage the disposal of surface water runoff from the proposed development. Since ground conditions at the site mean infiltration devices are not appropriate, flow balancing methods will be used including a detention basin, swales and large diameter pipes to attenuate surface water runoff.
- 6.44 This drainage strategy will ensure that surface water arising from the proposed development is managed in a sustainable manner to mimic the surface water flows arising from the site in its current form, while reducing the flood risk to the site itself and elsewhere, taking climate change into account.
- 6.45 The proposed drainage measures will ensure there is little or no residual risk of property flooding occurring during events well in excess of the minimum acceptable standard of protection for new property, which required that no flooding of property should occur as a result of a one in 100 year storm event taking account of climate change.
- 6.46 For extreme events, it is considered that the proposed development would intercept any uncontrolled overland flow and direct it into the proposed drainage system. The proposed drainage measures would therefore ensure the proposed development would have adequate flood protection for extreme events over the lifetime of the development.
- 6.47 A suitable means of foul water drainage for the proposed development has been demonstrated utilising an onsite underground foul water pumping station which will pump foul water into the existing foul water sewer network on Petersfield Road.
- 6.48 A suitable maintenance strategy is set out in the accompanying Drainage Strategy demonstrating that both the proposed foul and surface water drainage systems will be maintained over their lifetimes to ensure they remain functional and effective.
- 6.49 Consequently, it is considered the proposed development is compliant with Policies SD49 and SD50 of the Local Plan.

Lighting

- 6.50 The accompanying Lighting Impact Assessment identifies the site is located within a relatively dark suburban environment which SDNPA has assessed to be in the E1/a Environmental Zone. However, there is lighting currently in use on the site as part of its existing commercial use although this will be removed as part of the proposed

development. There is also lighting from surrounding areas including Petersfield Road, the village hall and the primary school.

- 6.51 The requirement for lighting as part of the proposed development means that there could be some potential effects such as light spill from windows. However mitigation measures have been included in the lighting strategy that will ensure artificial lighting is not obtrusive thereby ensuring the maximum potential significance of effects is minor. These mitigation measures include the use of high-quality luminaires to provide low level lighting in the right place at the right time and at the right level. For example, roadway lighting shall be provided by luminaires that produce the minimum amount of light required to safely and adequately illuminate the roadway.
- 6.52 The lighting strategy and mitigation measures that will be deployed mean the residual effects are assessed to be of minor to negligible significance due to the low potential for obtrusive light to affect human and ecological receptors.
- 6.53 There are unlikely to be significant effects from artificial lighting installed as part of the proposed development and therefore would be compliant with Policy SD8.

Sustainability

- 6.54 The accompanying Sustainability Statement identifies the measures taken within the proposed development to ensure it is sustainable.
- 6.55 A range of best practice energy efficiency measures will be specified to enable all of the proposed dwellings to better the carbon dioxide emissions standard set by Part L1a of the Building Regulations. This will be achieved through a combination of highly efficient fabric, ventilation and heating systems together with the specification of low energy lighting and delivery of an air-tight build. Renewable technologies such as photovoltaic panels will enable the proposed development to reduce its carbon dioxide emissions by at least 31% compared to the standard set by Part L1a of the Building Regulations.
- 6.56 Further sustainable design measure will also be adopted including the use of water efficient sanitary devices to ensure that potable water consumption does not exceed more than 110 litres per person per day. A number of SuDS features are incorporated into the proposals including attenuation basins, swales, rain gardens and green roofs on some of the carports.
- 6.57 In terms of materials that will be used, priority will be given to those materials with very low lifecycle impacts according to the BRE's green guide. All timber products will be sourced sustainably from either PEFC or FSC sources. Waste streams will be identified with waste materials being reduced as much as possible and re-used wherever practicable.
- 6.58 Ecological enhancements will provide environments that are suitable for a variety of local flora and fauna which will ensure the delivery of a net biodiversity gain.
- 6.59 The provision of new formal and informal open spaces will provide a recreational benefit to future residents. Design features such as passive surveillance as well as

security features incorporated into the proposed dwellings under Part Q of the Building Regulations will help reduce fear and incidence of crime in the new community.

- 6.60 Cycle storage facilities will be provided to future residents and the proposed development incorporates links to existing cycle and pedestrian networks thereby providing future residents with the infrastructure needed to encourage the use of sustainable forms of transport over the private car. Electric car charging points will be provided for each dwelling.
- 6.61 These measures will ensure the proposed development is highly sustainable and ensure that occupiers are not living at the expense of future generations. Consequently, the proposed development is compliant with Policy SD48.

Ecosystem Services

- 6.62 An Ecosystem Services Statement has been submitted alongside this application to demonstrate how the development will have an overall positive impact on the natural environment, in accordance with Policy SD2.
- 6.63 It identifies that the current use of the Site as a horticultural nursery has limited potential to provide a variety of ecosystem services due to the large expanses of hardstanding, polytunnels and greenhouses containing ornamental plants which will have limited value to local wildlife. As a nursery there are likely associated usages of fertiliser and other agrochemicals. It is however noted that the Site's existing boundaries comprising trees and hedgerows provide a good level of connectivity with surrounding areas.
- 6.64 The proposed development will create sensitively landscaped areas of grassland in the form of both public recreation areas and wildflower grassland, along with other habitat enhancements. The increase in wildflower diversity in particular associated with the new wildflower grassland creation will provide a resource for use by pollinating invertebrates (both wild and domestic honeybees).
- 6.65 Supplementary planting of boundary hedgerows and new trees will increase the ability of the site to sequester and store carbon, as well as providing additional foraging and nesting resources for birds and bats, and improving connectivity to other habitats located offsite.
- 6.66 The proposed SuDS basin will store and attenuate surface water runoff from the proposals enabling a degree of cleaning before either infiltration to groundwater or discharge to surface water drainage. This will assist with groundwater recharge as well as provide habitats for aquatic wildlife such as invertebrates, which in turn will provide food for species such as bats and birds.
- 6.67 Each new dwelling will have a private garden which along with the proposed public open space will provide new outdoor spaces for people to interact with nature to the benefit of both their physical and mental wellbeing.
- 6.68 The use of sustainable building design and construction including the installation of insulation and solar panels will reduce CO₂ emissions.

- 6.69 Given the different features it can be concluded that the proposed development will deliver an overall increase in the number of ecosystem services that will be provided on the Site. Consequently, the proposed development is compliant with the requirement of Policy SD2.

Minerals

- 6.70 As the site lies within a Minerals Consultation Area, it is appropriate to consider the opportunities for prior extraction, in accordance with Policy 15 of the adopted Hampshire Minerals and Waste Plan. However, it is also pertinent that the site lies immediately adjacent to Greatham Primary School and existing residential properties at Bakers Field. There are also other existing residential properties on the other side of Petersfield Road.
- 6.71 Within the context of Policy 10 of the Minerals and Waste Plan, paragraph 5.15 states *"It is standard practice in Hampshire for operational mineral extraction and inert waste recycling sites to have a minimum buffer zone of 100 metres, where appropriate, from the nearest sensitive human receptors, such as homes and schools."*
- 6.72 Therefore it can be concluded that while the site lies within a Minerals and Waste Consultation Area, prior extraction would not be appropriate in accordance with Policy 10 as it would potentially give rise to unacceptable impacts on health and safety and amenity, given the site's location immediately adjacent to the school and existing residential properties.

Community Infrastructure Levy and Planning Obligations

- 6.73 A CIL Additional Information Form has been submitted as part of this application. Due to the uses included in the proposed development it is liable for CIL but there will be offset against some of the existing floorspace on the site since this has been in active use for at least 6 continuous months within the last 36 months. Discussions have been had with the CIL Officer at SDNPA who has confirmed which of the current buildings currently on the site can be used as offset floorspace against the floorspace of the proposed dwellings.
- 6.74 The NPPF and the Planning Practice Guidance are clear that the purpose of planning obligations is to make development acceptable in planning terms. This is about mitigation, rather than just identification, of any undesirable impact.
- 6.75 The applicant will enter into a Section 106 Agreement with the Local Planning Authority to secure the proposed affordable housing provision and appropriate mitigation for the Wealden Heaths Phase II SPA. During the application process should it be found that financial contributions are necessary for additional identified purposes to make the application acceptable in planning terms, these will be considered against the relevant tests of Regulation 122 of the Community Infrastructure Levy Regulations 2010 and negotiated with SDNPA and the relevant stakeholders on a case by case basis. This approach is consistent with national planning policy and guidance and satisfies the requirements of Policy SD42 of the South Downs Local Plan.

7. Conclusion

- 7.1 This Planning Statement accompanies an application seeking full planning permission for the development of 37 residential dwellings on land at Liss Forest Nursery, Petersfield Road, Greatham. This quantum of development is compliant with Allocation Policy SD71 of the South Downs Local Plan which allocates the site for between 35 and 40 residential dwellings.
- 7.2 This Planning Statement and the accompanying documents demonstrate that the planning application is in accordance with national planning policies, locally adopted policies and relevant supplementary guidance.
- 7.3 The layout plans and supporting documents demonstrate that the proposal will deliver a high quality housing scheme which takes account of the site's constraints and respects local character.
- 7.4 The proposals will deliver a range of community benefits including:
- Delivery of housing in a sustainable location in the centre of Greatham village on a site allocated for development in the South Downs Local Plan;
 - 37 high quality new dwellings including 8 new affordable homes to assist in meeting local needs;
 - A high quality development which respects the character of the local area;
 - Improved pedestrian access to the Public Right of Way to the south-east of the site;
 - A landscape-led scheme which respects the special nature of the National Park;
 - Substantial new areas of public open space throughout the development and providing a transition from the site to the countryside beyond;
 - Retention of the vast majority of trees and hedgerows, new planting of native species resulting in a net increase in trees and hedgerow, ecological improvements and mitigation as appropriate.
- 7.5 In conclusion, the proposed scheme represents 'sustainable development' in accordance with the definition provided by the NPPF so in accordance with Policy SD1 of the South Downs Local Plan, should be approved without delay.

Appendix 1: Submitted Documents

Report Reference	Document Title	Document Author
Reports and Forms		
	Cover Letter	Turley
	Application Form for Full Planning Permission	Turley
	CIL Additional Information Form	Turley
September 2021	Planning Statement	Turley
Rev C – September 2021	Design & Access Statement	Carlton Design Partnership
	Ecosystem Services Statement	Ecological Planning and Research
SEC/cs/ESS- 3693/-	Energy & Sustainability Statement	Southern Energy Consultants
C795-DOC01-FRA Issue 4	Flood Risk Assessment and Drainage Strategy	PFA
COVE21437aia-amsD	Arboricultural Impact Assessment and Method Statement	ACD Environmental
096.0004/NTS/2	Transport Statement	Paul Basham Associates
17/36 – 2D	Ecological Impact Assessment	Ecological Planning and Research
871.1 Rev 04	Landscape and Visual Appraisal	Hankinson Duckett Associates
PN1999/2021	Heritage Desk Based Assessment	Orion Heritage
LP01457 Rev 3	Phase I Desk Study, Site Reconnaissance and Phase II Site Investigation Report	Leap Environmental
0904-DFL-LIA-001 Rev G	Lighting Impact Assessment	Designs for Lighting
SA – 5824/5	Environmental Noise Impact Assessment	Sound Advice Acoustics
September 2021	Financial Viability Statement	Turley

Report Reference	Document Title	Document Author
Site Plans		
150715/LP	Location Plan	Carlton Design Partnership
150715/SL37/01 Rev 3	Site Layout	Carlton Design Partnership
150715/SL37/08/CSL Rev G	Coloured Site Layout	Carlton Design Partnership
150715/SL37/03/DT Rev G	Dwelling Types Plan	Carlton Design Partnership
150715/SL37/09/EP Rev D	Enclosures Plan	Carlton Design Partnership
150715/SL37/12/HCP Rev B	Existing / Proposed Hardstanding Comparison	Carlton Design Partnership
150715/SL37/07/MP Rev N	Materials Plan	Carlton Design Partnership
150715/SL37/05/PP Rev H	Parking Plan	Carlton Design Partnership
150715/SL37/11/SP Rev B	Potential Solar Panel Positions	Carlton Design Partnership
150715/SL37/10/PA Rev C	Private Areas Plan	Carlton Design Partnership
150715/SL37/06/RP Rev H	Refuse Plan	Carlton Design Partnership
150715/SL37/02/SH Rev H	Storey Heights Plan	Carlton Design Partnership
150715/SL37/04/TP Rev H	Tenure Plan	Carlton Design Partnership
0904-DFL-LSD-001 Rev G	Horizontal Illuminance Plan	Designs for Lighting
Elevations and Floor Plans		
150715/37/HT/ROM_VYN/EL Rev D	The Romsey & Vyne (A) – Stone & Brick Elevations	Carlton Design Partnership
150715/37/HT/ROM_VYN/FP Rev C	The Romsey & Vyne (A) Plans	Carlton Design Partnership
150715/37/HT/VYN-T/EL Rev E	The Vyne (B) – Tile Elevations	Carlton Design Partnership
150715/37/HT/VYN-PB/EL Rev E	The Vyne (B) – Painted Brick Elevations	Carlton Design Partnership
150715/37/HT/VYN/FP Rev E	The Vyne (B) Plans	Carlton Design Partnership
150715/37/HT/VYN-D/EL Rev D	The Vyne (A) – Detached – Brick & Tile Elevations	Carlton Design Partnership
150715/37/HT/VYN-D/FP Rev B	The Vyne (A) – Detached Plans	Carlton Design Partnership
150715/37/HT/VYN_LON_VYN/EL Rev D	The Vyne (C), Longstock & Vyne (A) Elevations – Painted Brick	Carlton Design Partnership

Report Reference	Document Title	Document Author
150715/37/HT/VYN_LON_VYN/FP Rev C	The Vyne (C), Longstock & Vyne (A) Plans	Carlton Design Partnership
150715/37/HT/LON/EL Rev C	The Longstock – Semi – Brick & Tile Elevations	Carlton Design Partnership
150715/37/HT/LON/FP Rev B	The Longstock – Semi Plans	Carlton Design Partnership
150715/37/HT/LON_VYN_LON/EL Rev C	The Longstock, Vyne (A) & Longstock – Brick & Tile - Elevations	Carlton Design Partnership
150715/37/HT/LON_VYN_LON/FP Rev C	The Longstock, Vyne (A) & Longstock Plans	Carlton Design Partnership
150715/37/HT/LON_VYN/EL Rev G	The Longstock & Vyne (C) – Stone Elevations	Carlton Design Partnership
150715/37/HT/LON_VYN/FP Rev E	The Longstock & Vyne (C) Plans	Carlton Design Partnership
150715/37/HT/PEM/EL Rev E	The Pemberley (A) – Tile & Brick Elevations	Carlton Design Partnership
150715/37/HT/PEM/FP Rev D	The Pemberley (A) Plans	Carlton Design Partnership
150715/37/HT/HOU/EL Rev C	The Houghton Elevations – Painted Brick	Carlton Design Partnership
150715/37/HT/HOU/FP Rev B	The Houghton Plans	Carlton Design Partnership
150715/37/HT/DEA-D/EL Rev D	The Dean – Detached – Brick Elevations	Carlton Design Partnership
150715/37/HT/DEA/FP Rev B	The Dean – Detached Plans	Carlton Design Partnership
150715/37/HT/DEA-S/EL Rev C	The Dean – Semi – Brick & Tile Elevations	Carlton Design Partnership
150715/37/HT/DEA-S/FP Rev B	The Dean – Semi Plans	Carlton Design Partnership
150715/37/HT/DEA_PEM/EL Rev D	The Dean/Pemberley (B) – Brick & Tile Elevations	Carlton Design Partnership
150715/37/HT/DEA_PEM/FP Rev C	The Dean/Pemberley (B) Plans	Carlton Design Partnership
150715/37/HT/HYD/EL Rev D	The Hyde – Stone Elevations	Carlton Design Partnership
150715/37/HT/HYD/FP Rev B	The Hyde Plans	Carlton Design Partnership
150715/37/HT/OAK/EL Rev C	The Oakleigh – Brick Elevations	Carlton Design Partnership
150715/37/HT/OAK/FP Rev B	The Oakleigh Plans	Carlton Design Partnership

Report Reference	Document Title	Document Author
150715/37/HT/ALV/EL Rev D	The Alverstoke – Brick & Tile Elevations	Carlton Design Partnership
150715/37/HT/ALV/FP Rev E	The Alverstoke Plans	Carlton Design Partnership
150715/37/HT/AVI-I/EL Rev D	The Avington – Ironstone Elevations	Carlton Design Partnership
150715/37/HT/AVI-I/FP Rev B	The Avington – Ironstone Plans	Carlton Design Partnership
150715/37/HT/AVI/EL Rev B	The Avington – Brick Elevations	Carlton Design Partnership
150715/37/HT/AVI/FP Rev D	The Avington Plans	Carlton Design Partnership
150715/37/HT/HIL/EL Rev C	The Hillier – Brick & Tile Elevations	Carlton Design Partnership
150715/37/HT/HIL/FP Rev B	The Hillier Plans	Carlton Design Partnership
150715/37/HT/HIL-H/EL Rev D	The Hillier – Hipped – Brick & Tile Elevations	Carlton Design Partnership
150715/37/HT/HIL-H/FP	The Hillier – Hipped Plans	Carlton Design Partnership
150715/37/HT/ORM-T/EL Rev C	The Ormeley – Render Elevations	Carlton Design Partnership
150715/37/HT/ORM/FP Rev B	The Ormeley Plans	Carlton Design Partnership
150715/37/HT/ORM-DG/EL Rev C	The Ormeley – Double Gable – Stone – Elevations	Carlton Design Partnership
150715/37/HT/ORM-DG/FP Rev C	The Ormeley – Double Gable Plans	Carlton Design Partnership
150715/37/AB/SG1/EP Rev B	Single Garage Elevations & Plan	Carlton Design Partnership
150715/37/AB/SCP1/EP	Single Car Port 1 Elevations & Plan	Carlton Design Partnership
150715/37/AB/DCP1/EP Rev B	Double Car Port 2 Variant Elevations & Plan	Carlton Design Partnership
150715/37/AB/DCP1-G/EP	Green Roof Double Carport Elevations & Plan	Carlton Design Partnership
150715/37/AB/SCP1-G/EP	Green Roof Single Carport Elevations & Plan	Carlton Design Partnership
150715/37/AB/SUB/EP Rev A	Substation Elevations & Plan	Carlton Design Partnership
Street Scenes		
150715/37/CSS Rev D	Coloured Street Scenes	Carlton Design Partnership

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