

Liss Forest Nursery

**Greatham**

**DESIGN & ACCESS STATEMENT**



## CONTENTS

- 1.1 Introduction: Overview
- 1.2 Introduction: The Purpose of this document
- 1.3 Introduction: Design Framework
- 1.4 Introduction: National Design Guide
- 2.1 Planning Policy Context
- 2.2 Site Location
- 2.3 Contextual Location
- 2.4 Local Character
- 2.5 Site Opportunities & Constraints
- 2.6 Landscape Opportunities & Constraints
- 3.1 Evolution: Concept
- 3.2 Evolution: Planning Application for 46 Units - November 2018
- 3.3 Layout Consultation - Post 46 Unit Scheme
- 3.4 Layout Consultation - February 2020 - October 2020
- 3.5 Evolution: Planning Application for 37 Units - November 2020
- 4.1 Site Layout
- 4.2 Layout: Access & Movement
- 4.3 Layout: Parking
- 4.4 Layout: Amount
- 4.5 Layout: Mix & Tenure
- 4.6 Layout: Massing & Scale
- 4.7 Materials & Appearance
- 5.1 Conclusion

## 1.1 Overview

### Introduction

This document has been prepared on behalf of Cove Construction Ltd with Peter Catt, Vincent Catt and Neill Catt for the development of the Land at Petersfield Road, Greatham: which is currently occupied by Liss Forest Nursery.

This Design and Access Statement (DAS) explains the design, mix and rationale behind the proposals.

### The Full Planning Application

The Full Planning Application 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 at the Land at Petersfield Road, Greatham.

The scheme has been prepared through an iterative landscape-led process which has involved extensive consultation. This has included discussions with the South Downs National Park Authority (SDNPA), the SDNPA's Design Review Panel, Greatham Parish Council and the wider community. Further details of the history of the planning process and the evolution of the proposals are in Section 3 Involvement, and Section 4 Evaluation and Design of this document.

This document should be read in conjunction with the suite of documents and drawings which were submitted with the planning application.

## 1.2 The Purpose of this document

This DAS is submitted in support of an application for full planning permission for the Land at Petersfield Road, Greatham.

A DAS is a short report accompanying and supporting a planning application. The aim of a DAS is to present a coherent explanation of the proposed development of the application site, how the proposals have been conceived and how the development is influenced by its context.

A DAS must explain the design principles and concepts that have been applied to the development. It must also demonstrate how the proposed development's context has influenced the design.

The DAS must explain the applicant's approach to access and how relevant Local Plan policies have been taken into account, any consultation undertaken in relation to access issues, and how the outcome of this consultation has informed the proposed development.

Applicants must also explain how any specific issues which might affect access to the proposed development have been addressed. The Design and Access Statement explains the design rationale behind the proposals. It documents how the physical characteristics of the proposals have been informed by a process of consultation, option testing and assessment.

### Community Consultation

At each stage of the masterplanning process it has been imperative to actively integrate local knowledge and opinion. The comprehensive extent of pre-planning advice and wider consultation have been clearly set out in the involvement chapter of this document.

1.0

# Introduction

## 1.3 Design Framework

This Design & Access Statement and associated Planning Statement, set out in detail the various constraints, contextual understanding of the site and the wider area, as well as the South Downs Local Plan and planning policies that have been considered in the formation of the proposals.

Design work has also been measured against the recently published National Design Guide document, to ensure that the proposal creates appropriate physical character, creates a sense of community and positively addresses environmental & climate issues.

## 1.4 The National Design Guide

The National Design Guide was published by the Ministry for Housing, Communities and Local Government in September 2019. It is a response to the 'Creating Space for Beauty' interim report by the Better Building Beautiful Commission in July 2019.

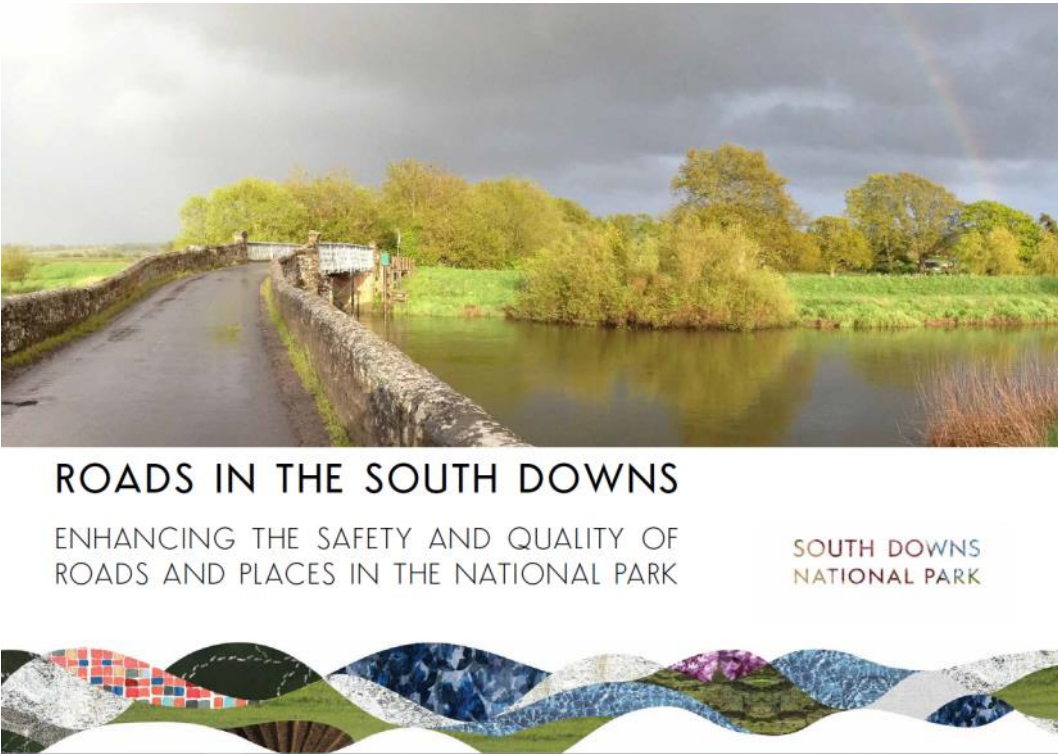
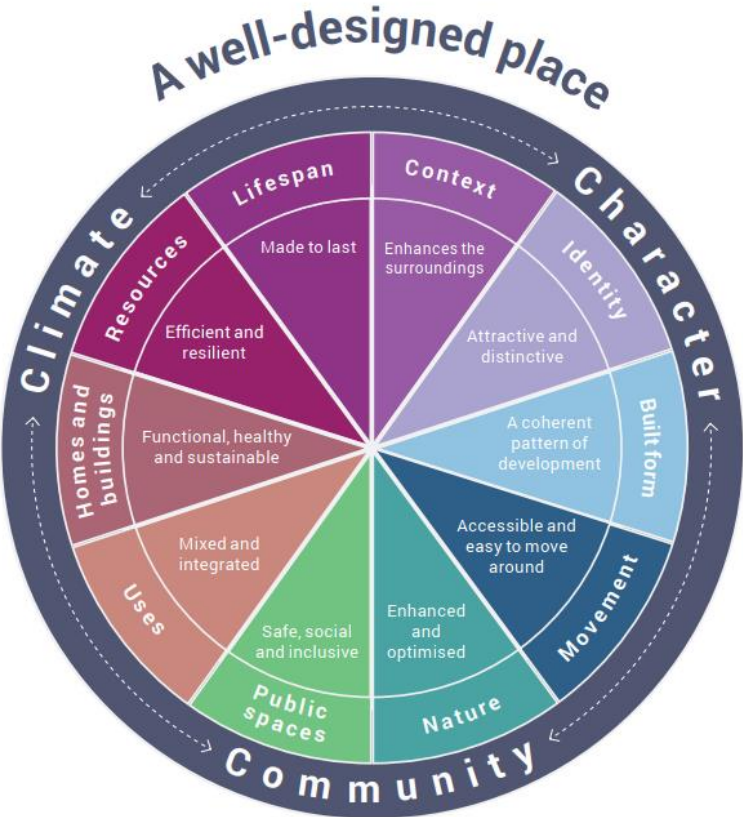
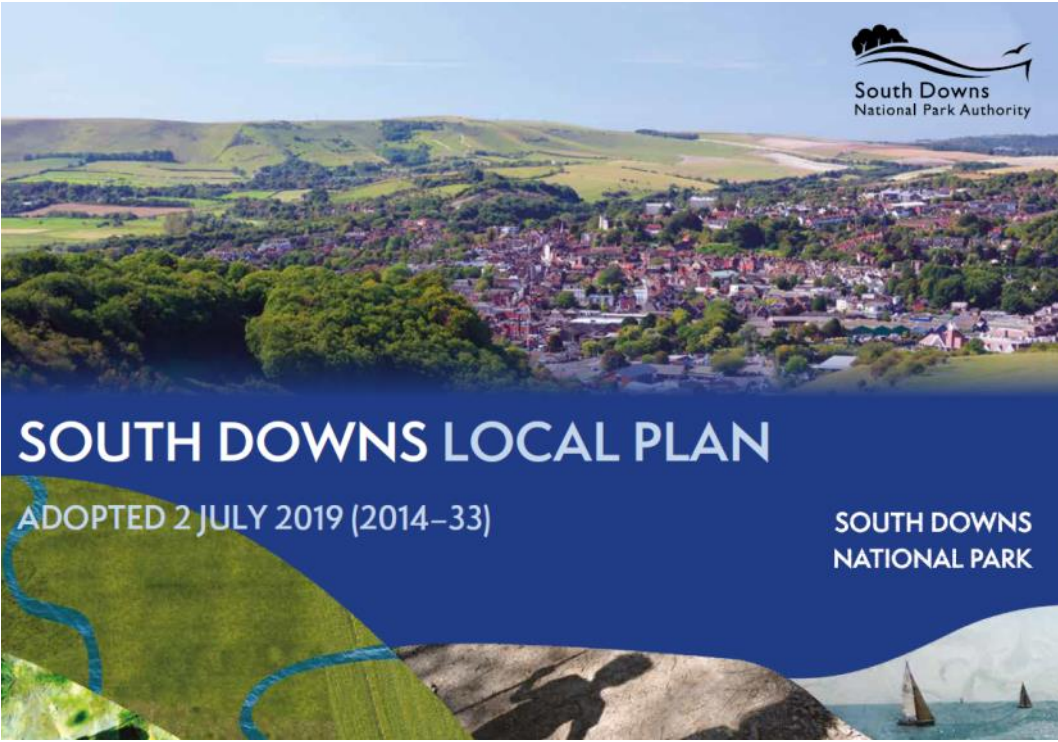
The Guide illustrates how well designed places that are beautiful, enduring and successful, can be achieved in practice. It forms part of the Governments collection of Planning Practice guidance and should be read alongside the separate planning practice guidance on design process and tools.



### Guidance on Parking for Residential and Non-Residential Development Supplementary Planning Document

### South Downs Local Plan

April 2021





## 2.0

# Contextual Assessment

## 2.1 Planning Policy Context

National planning policy only allows for major development in a National Park in exceptional circumstances that are in the public interest. Current local planning policy relevant to the site is contained in the South Downs Local Plan, which was adopted in July 2019. The South Downs Local Plan allocates the site for between 35 and 40 dwellings and associated open space under Allocation Policy SD71.

This policy also sets out a number of development requirements of which several have direct implications for the design of the proposals and the access for them. These include providing a clear transition in form and layout with a reduced build intensity from Petersfield Road east towards the open countryside. The proposals are required to conserve and enhance the setting of nearby heritage assets and use local building material to reinforce local distinctiveness. The existing vehicular access should be retained and improvements made to facilitate safe access and egress as necessary. A publicly accessible off-road pedestrian route should be provided linking Petersfield Road with the existing Public Right of Way to the east of the allocation site. A significant area of public open space should be provided as a transition between the development and the countryside. The existing mature trees and site boundaries are to be retained and enhanced with new site boundaries to be appropriate to the local landscape. The policy also expect the development to have an overall positive impact on the ability of the natural environment to contribute to ecosystem services.

The South Downs Local Plan also contains a number of other relevant policies including a requirement for 50% affordable housing (subject to viability) and a housing mix focused on 2 and 3 bedroom properties. Policy also requires a landscape-led approach which respects local character through sensitive and high quality design and delivers on key design principles. This was reinforced in the pre-application advice from the National Park Authority which advised that the proposed development should adopt a landscape-led approach that is underpinned by ecosystem services. Some of these other relevant planning policies are also supported by various Supplementary Planning Documents prepared by the National Park Authority on matters such as parking standards, affordable housing and sustainable construction.

The site specific requirements of Allocation Policy SD71, as well as the requirements of other relevant policies and relevant Supplementary Planning Documents have all been considered as part of the design process and inform the final design submitted for approval as detailed in this Design & Access Statement.



Excerpt from South Downs Local Plan



## 2.0

# Contextual Assessment

## 2.2 Site Location

The village of Greatham lies entirely within the South Downs National Park, between the town of Bordon to the north and the village of Liss to the south.

The Site is located in the centre Greatham and is currently a horticultural nursery, and residential dwelling.

The residential street of Bakers Field to the north-east, Greatham Primary School to the south-west, and Greatham Village Hall to the west. The Greatham Conservation Area lies just over 100m to the south of the site, and there are listed buildings nearby, including Deal Farm opposite the site. To the east is open countryside, then the A3 trunk road and the town of Liphook is beyond.

The total area of the planning application land is 2.35 hectares / 5.81 acres.



Google Earth except showing site location





# Contextual Assessment

## 2.3 Contextual Location

### Wider Context

The Site is well connected to Liss, West Liss, Liss Forest, and Whitehill. Its proximity to the A3 enables a connection to the wider highway network. Connections via the A3 include Petersfield (4km), Haslemere (13km), and Portsmouth (30km). Additionally, the town of Alton lies approximately 13km northwest of the site and further connections to Winchester and London via the A31.

The main connections from Liss Station (4km) are Haslemere/Guilford/London Waterloo (every 20-40 minutes), Petersfield/Bedhampton/Portsmouth (every 30 minutes), and Southampton (every 60 minutes).

### Public transport, pedestrian and cycle

The Site is situated within a wide network of Public Rights of Way. This includes Shipwrights Way, an excellent 50km walk running from Alice Holt Forest to Portsmouth connecting the villages of Hampshire.

The Public Rights of Way network connects the Site to Selborne, Liss, Whitehill, and the wider public transport network.

The Site is connected to the public transport network via bus route 38 Alton-Selborne-Liss-Petersfield. The route, which also connects Greatham to Long Moor Military Camp, Liss Forest and Empshott, runs, at least, 3 times a day (Mon-Sat).





## 2.0

# Contextual Assessment

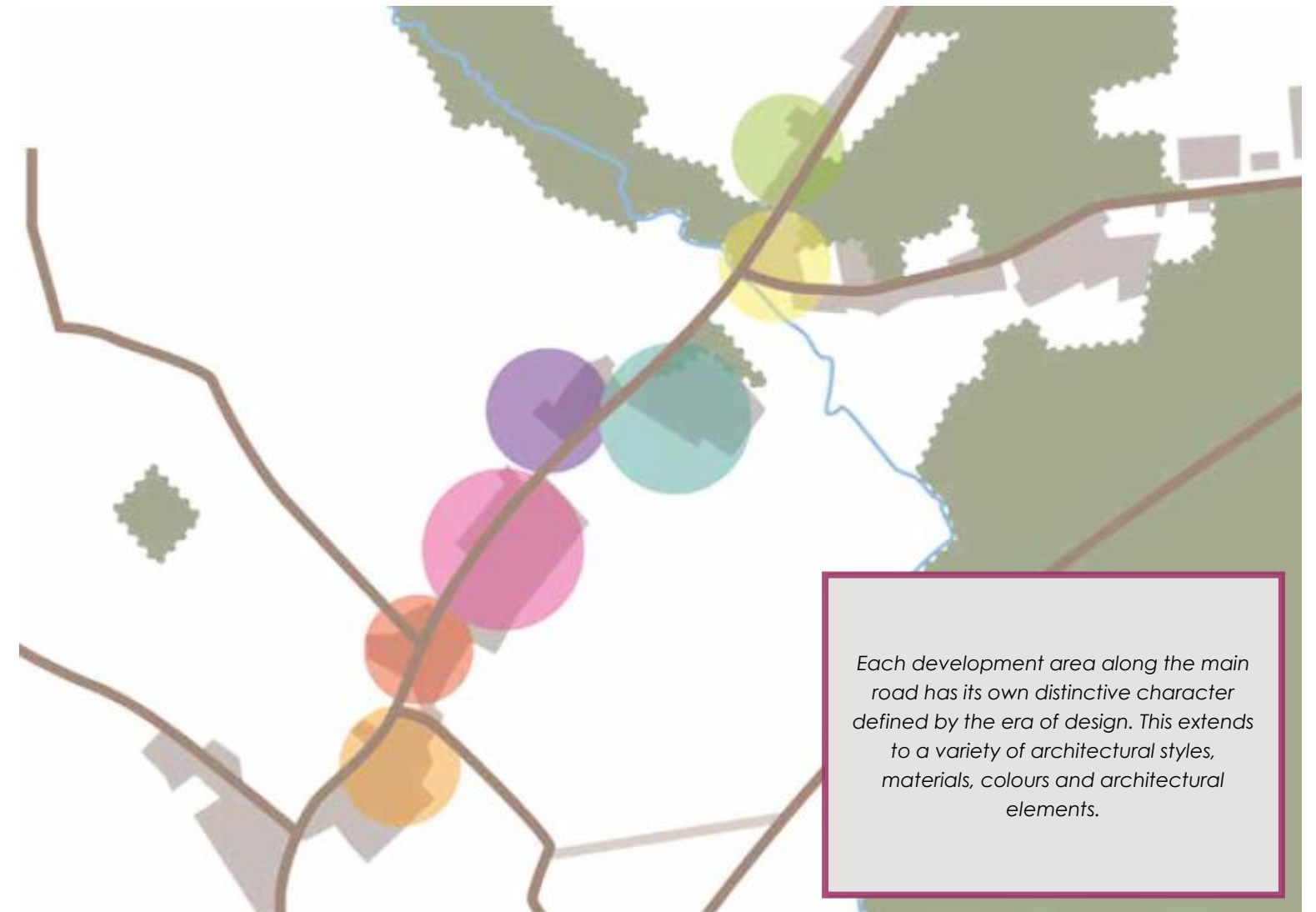
## 2.4 Local Character

Much of the village of Greatham comprises a vernacular found across the South Downs. The design components that best showcase Greatham's uniqueness are located along Petersfield Road.

A variety of materials and styles reflect the rich history of Greatham and surrounding villages. Ironstone is a predominant material at Greatham; used with brick detailing and ironstone galletting for both buildings and boundary walls.

Other notable features include:

- Ornamental ridge tiles & decorative barge boards
- Corbelled chimneys with ornamental pots
- Variety of ornamental porches
- Tile hanging
- Use of stone and brick
- Use of timber on gables as decorative feature
- Use of gable ends and gable fronts



*Ribbon development of areas of distinctive character, defined by the era of design.*



*L'abri fellowship Manor House is typical of materials found throughout much of Greatham.*



2.0

# Contextual Assessment

## 2.4 Local Character



Ribbon development of areas of distinctive character, defined by the era of design.



Detached house. Ironstone, porch ornamentation and decorative barge boards.



St John the Baptist church.



Ironstone and timber boarding



Ruins of the old church



Manor House with ironstone wall.

Part of the historic core of the village, this area is characterised by the use of ironstone for buildings and boundary walls. Buildings are set at irregular angles to Petersfield Road and include the village church and a farmstead.



Entrance to St John the Baptist features decorative barge boards.

This historic (1800 and earlier) part of Greatham includes a triangular village green, ruins of the old church and l'Abri fellowship, located at the Manor House.



Greatham Village Green.



This house with wealth of detailing including extensive use of ironstone, brick quoins, corbelled chimney, decorative barge boards and sizeable porch.



Greatham Primary School



2.0

# Contextual Assessment

## 2.4 Local Character



Deal Farmhouse. Grade II listed. House. C16 to late C18. 1st floor of the front and south side is tile-hung (part with scalloped bands), the ground floor being of painted ironstone. At the rear there is exposed framing with ironstone infill, and some brickwork (both painted). ½ hipped tile roof but hipped at the north end and brought to a lower eaves above an outshot, with further gabled extension



The Village Hall extensively in timber.



Ironstone wall along Petersfield Road adjacent to the site



Petersfield Road bus stop next to the Site.



Nursery buildings at the Site.

This area includes Deal Farmhouse listed building, the Village Hall and the Site. A key characteristic of this part of the village is the use of an ironstone wall as boundary treatment adjacent to the sunken road.



Petersfield Road bus stop next to the Site.



Housing and garages at Longmoor Rd.



Brick dwarf walls and wooden fences.



Bakers Field houses fronting onto central open space.

Bakers field cul de sac is a 20th housing estate that uses mostly render. The general look of this area is of lesser quality than surrounding historic buildings; however emphasis is on boundary treatments (hedges) and landscape.



Petersfield Road bus stop next to the Site.

This area also includes more recent development, most of the dwellings are rendered. Boundary treatments are of wooden fences and Vegetation on dwarf brick walls.



## Contextual Assessment

### Irregular Setbacks

An aerial photograph showing a residential neighborhood. A road runs horizontally across the top of the frame. Below the road, there are several clusters of houses with brown roofs. A prominent green space, possibly a park or a large lawn, is located in the center of the image, between the road and the houses. The overall scene is captured from a high angle, looking down on the landscape.

## Country Lanes

An aerial photograph showing a residential area with several houses and a river. A bridge is visible crossing the river. The houses are brown, and the river is blue. The bridge is a simple structure with a flat top.

**Longmoor Road**

36 dwellings per hectare

## Longmoor Road



An aerial photograph showing a residential area with houses and trees. A red line is drawn on the image, outlining a specific area. The text "Longmoor Road" is written in white across the top of the outlined area.

## Hidden



2.0

# Contextual Assessment

## 2.5 Site Opportunities & Constraints

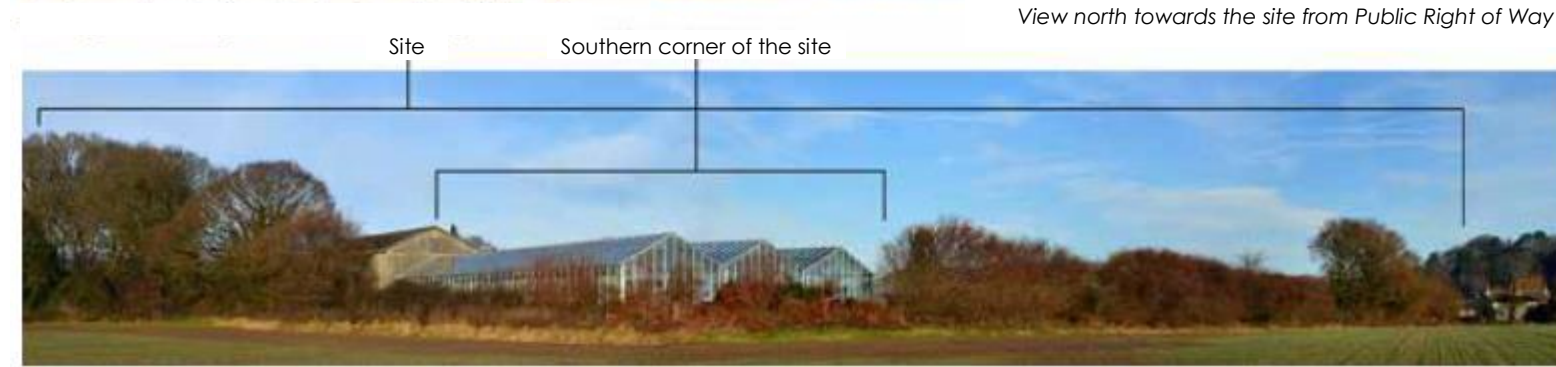
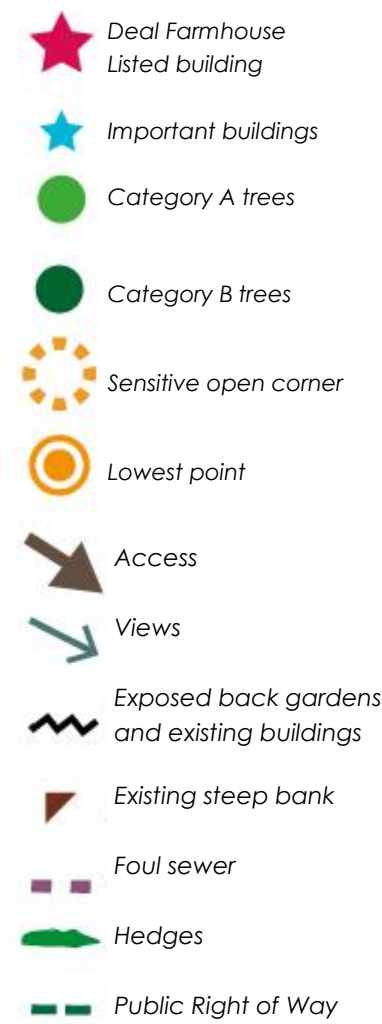
**Introduction**  
A Landscape and Visual Appraisal (LVA) has been prepared and is submitted as part of this planning application. The LVA has informed the overall development of the masterplan proposals

**Landscape Character of the Site and Surrounding Area**  
Landscape character is described by The South Downs National Park Integrated Landscape Character Assessment and the East Hampshire District Landscape Character Assessment. The site lies within a landscape character type described as 'Rother Valley – mixed farmland and woodland'.

- Characteristics include:
- Numerous streams and ponds;
  - Mixed farmland, grassland and woodland in which thick hedgerows and spreading hedgerow oaks create a lush wooded character; and
  - Thick high hedgerows, small blocks of scattered woodland and wooded field boundaries (rews), which contribute to a sense of intimacy and enclosure.

Immediately south-east of the site fields extend to the A30 trunk road and woodland.

**Landscape and Visual Assessment**  
A baseline landscape and visual assessment has found that the Site has a limited visual envelope. There are views from Petersfield Road, adjacent footpaths and local properties. In views from the wider landscape, the visual envelope is limited by intervening topography, woodland and settlement.



Looking north-east adjacent to the site on Petersfield Road



## 2.0

# Contextual Assessment

## 2.6 Landscape Opportunities & Constraints

### Landscape Opportunities and Parameters Include:

The landscape analysis identifies a number of challenges and opportunities, these include:

- Development offset from Petersfield Road to retain the existing grassy bank and hedgerow; mitigate the effects of level change between the road and the site; reflect the set-backs of adjacent development at Deal Farm, Hill View and Bakersfield; and maintain the setting to Deal Farmhouse.
- Retain and protect characteristic mature trees on the Site's south-western boundary.
- Establish a landscape buffer to the rural edge including the retention and enhancement of existing hedgerow and planting and the establishment of semi-natural public open space.
- Sustainable drainage features such as swales and ponds.
- Pedestrian links connecting the Site to the existing public footpath to the south and village amenities to the north.
- A green corridor through the Site.
- Planting and offsets to adjacent development at Bakers Field.
- Lower density housing on the development edge.
- An entrance space with the opportunity to incorporate existing trees and some new planting.



Landscape analysis plan



Artist's impression looking south from Petersfield Road



## 3.0

# Involvement

## 3.1 Evolution: Concept

### Design Review Panel meeting 21st May 2018

The design team met with the South Downs National Park Design Review Panel on the 21st of May, 2018. The landscape-led parameters and overall layout approach (Figure 3(1) right) received broad support from the Design Review Panel. However, the panel felt that there were opportunities to make the elevational approach less pastiche. The elevations were subsequently amended to reflect this feedback.

### Design Review Panel meeting 21st May 2018

The Application Masterplan demonstrating 50 dwellings on the site (Figure 3(2)) was presented at a meeting that was held with Greatham Parish Council members and local ward members on Monday 2 July 2018, followed by a public exhibition held on Tuesday 17 July 2018 at St. John's Baptist Church. The engagement had both positive and negative responses. There was little response regarding the layout framework. Both traditional and contemporary elevational approaches were supported. However, there were a number of issues that were subsequently addressed:

- Boundary separation from properties on Bakersfield
- General Number of units being more than Policy allowed
- Drainage issues ( Surface Water & Foul Sewerage )
- Access Safety ( Cyclists & Pedestrians )
- Desire for a Shop.



Figure 3(1) Illustrative Masterplan concept



Figure 3(2) Application Masterplan for 50 dwellings



## 3.0

# Involvement

## 3.2 Evolution: Planning Application for 46 Units - November 2018

### Planning Application (46 Unit Scheme) November 2018

The issues raised were addressed in a further revision to the plans which were then submitted in November 2018 to SDNPA as part of the formal planning application. The submitted planning application proposed 46 dwellings and a village shop as shown in Figure 3(3) right.



Figure 3(3) Submitted Planning Application Layout for 46 dwellings and shop

### Post-application

Post application responses were received from SDNPA's Design and Landscape Officers. Overall, it was considered that:

- The submitted scheme of 46 houses and shop represented over development of this site;
- Greater emphasis should be given to the landscape strategy; and
- Further thought should be given to the transition from Petersfield Road to the development edge.
- The Design Officer also provided a concept and parameter plan setting out his thoughts (Figure 3(4)) right.



Figure 3(4) SDNPA Design Officer's concept and parameter plan



## 3.0

# Involvement

## 3.3 Layout Consultation - Following Design Parameters

### Post Application Consultation

Further post-application consultation took place to consider the comments that had been made and how best they could be addressed. This consultation included:

- A meeting between the client team, Case Officer and Design Officer on 27th February 2019
- Phone conversations and email correspondence between the project landscape architect and Council's Landscape Officer;
- A site meeting with members of the Parish Council took place on 23rd July 2019; and
- A design workshop hosted by SDNPA on 29th August 2019 was attended by the client, project planner, architect and landscape architect, the Case Officer, Design Officer, Landscape Officer and three members of the Parish Council and the Parish Clerk.

The design workshop enabled all members of the design team, Officers and Parish Council members to have a round table discussion about the evolving proposals. As a result of the workshop the following principles were agreed:

- The scheme should have a lower density edge and a landscape set-back to reflect the larger treed gardens which form the settlement edge to historic parts of the village.
- Densities could be higher within the Site and the Petersfield Road frontage.
- It was agreed that, although Officers would normally advocate an immediate development frontage, in this case development should be stepped back from Petersfield Road, because of the level change. However it was emphasised that the new housing should address the Road and create a positive frontage.
- Parking should generally be on-plot to avoid the runs of parking in front of houses and within courtyards.
- The submitted layout should be simplified to adhere to the perimeter block principle, provide appropriate depths and transition from settlement to countryside;
- The green corridor should be wide enough to allow for significant tree planting;
- It was agreed that there were greater opportunities to incorporate swales, rain gardens and attenuation features into the overall landscape strategy;
- Open space at the site entrance should have a 'village green' character to reflect a similar feature at the corner of Forest Road and Petersfield Road. The green should be designed to help provide integration with the village and connectivity with the village hall on the opposite side of Petersfield Road.
- It was agreed that the design team would explore opportunities to reduce hardstanding. Specifically, road widths and the turning area required for the pumping station.
- Open space proposals would need to complement the existing facilities that are at the Village Hall, play area and recreation ground opposite the Site. It was agreed that there were opportunities to consult the community further over the use and character of the open space areas. Ideas discussed included seating and/ or signage within the 'village green', informal natural play equipment, picnic benches and orchard tree planting on the development edge.



Figure 3(5) Parameter and Concept Layout Sketch



Figure 3(6) Evolved Sketch Layout



## 3.0

# Involvement

## 3.4 Layout Consultation - February 2020 - October 2020

Additional discussions were held between the developer team and the Officers since February 2020 to October 2020 to further resolve elements of the proposals. This included correspondence from the case officer in September 2020 which was mostly positive, and stated no major changes were required. This in a number of small revisions and some more significant changes. Most significantly, the number of homes was reduced to 37 No.

- The access from Petersfield Road has been adjusted slightly to better improve safety.
- The design of the internal roads was refined to further reduce Carriageway widths, bringing trees closer to the road to add visual narrowing and omitting changes in surface height and materials. This then giving a more rural edge feel to the design.
- The internal Mews areas was comprehensively redesigned, increasing landscaped area and reducing road impact.
- Further smaller revisions to visitor parking placement, addressing visibility & vehicle tracking, plot access & refuse collection design, driveways and parking space placements.
- To further improve the design of the drainage features, the proposed Swales in the Open Space were connected, to avoid over-use of headwalls, with the path being re-routed around the Swale.
- In looking at providing more Swales in the Mews, it was resolved that an additional Swale would be added in the green space that connects the Mews to the Open Space area.
- The number and placement of trees within the entire scheme was adjusted to ensure good visibility and allow for service margins. Trees have been added around larger parking areas, with further trees being proposed in rear gardens.
- The front boundary treatments for the entire scheme has been revisited, increasing the use of hedgerow planting where frontages are deeper, placing garden walls and picket fences where they help define the character of areas.
- The overall number of homes has now reduced to 37 No. ( With 18 No. affordable Homes ). This has resulted from a perceived need by the Officers, to further reduce density, along with requested changes to the Mews and surrounding areas to increase Landscape space and reduce the dominance of hardstanding / parking.
- Omitting Maisonettes at the Gateway to the Mews, along with associated parking, and reducing the number of homes in the Mews area was deemed as the appropriate way to address the aims.
- The building elevations were deemed by Officers, to be not of an appropriate character for the sites locality. Although there were varied previous elevational approaches, it was requested that design cues be taken from elements of local settlements.
- Therefore, roofs forms & finishes, porches, windows styles, façade arrangements, chimney format and number and materials were all re-thought.
- Material choices were also revised. Avoiding flint and large areas of tile hanging, in lieu of using sandstone, some render or painted brick and smaller areas of tiles utilising club tiles.



Figure 3(7) Working Layout for 40 units commented upon from February 2020.



Figure 3(8) The associated elevations commented upon from February 2020.



## 3.0

# Involvement

## 3.5 Evolution: Planning Application for 37 Units - November 2020

The revised scheme for 37 units was resubmitted to SDNPA for Full Planning consent in November 2020 as shown in Figure 3(9) right

### Post Application (46 Unit Scheme) Consultation

Post application responses were received from SDNPA's Design and Landscape Officers in February 2021.

The broad principles of the layout were supported, including positives regarding the open space provision and parking. However, the majority of the comments were directed at the architecture, which was deemed to be too suburban in feel, and surface water drainage regarded to not be sufficiently sustainable.

The following broader recommendations were suggested:

- Review architecture, orientation of buildings, roof forms and building materials to ensure development is more 'landscape-led' and speaks more of Greatham. This should involve at least 40% of the buildings to be clad in a sandstone matching the local stone with characteristic brick detailing; some greater variety in how buildings address the street, including some full gables facing the street. In particular street scene A would benefit from more variety in roof form/orientation and varied setbacks to create a more eclectic mix and organic edge more appropriate to Greatham and street scene C more variety in roof form.
- The sustainable drainage opportunities for this site need to be properly realised.
- The sustainable Construction SPD requirements need to be met in full.
- The roads need to better meet with the design principles set out in the document 'Roads in the South Downs. This means, keeping things simple, avoiding a mix of materials, reducing road widths where possible, removing or disassociating pavements from roads.
- Review the external lighting provision with respect to GI and countryside edge and wildlife impacts.
- Replace close board fencing visible from the public realm with either hedges or walls in matching sandstone or brick.



Figure 3(9) Previously submitted Planning Application Layout for 37 dwellings



Street Scene A-A



Street Scene B-B

Figure 3(10) Previously submitted Planning Application elevations



## 4.0

# Evaluation and Design

## 4.1 Site Layout

Since the post-application correspondence received in February 2021 and a post-decision meeting with the SDNPA Design Officer in March 2021, the following amendments have been made to the layout and the architecture.

- Greater variation in roof orientation and ridge heights, particularly along Street Scene C fronting Petersfield Road.
- New house-types and variations of house-types introduced, particularly along Street Scene A facing onto the open space.
- Greater variations to frontage regularity, plot orientations, and set backs throughout to create a less regimented layout.
- New house-type (Alverstoke) added at Plots 10 and 27
- New corner turner house-type (Avington) added at Plot 15 addressing both the central green link connection from the mews and the open space to the south.
- New corner turner house-type (Avington) added at Plot 29 fronting both the perimeter road/northern green link and the open space to the South.
- Ironstone added to a number of key plots across the site and when used, applied across all of the plots facades.
- New house-type (Houghton) added at Plot 24 addressing Petersfield Road and the northern green link.
- Roads narrowed throughout, particularly to the sections of road adjacent to Petersfield Road (from Plots 1-24), and the entrance to the mews.
- 4 visitor parking spaces have been added to comply with the revised parking standards in the South Downs Local Plan.
- Green roofs added to car ports across the scheme, improving sustainability and creating variation to the mass and bulk of buildings to the street scenes.
- Hedgerows to rear garden boundaries have been introduced throughout the site.
- Swales introduced to the central green link connection from the mews, and to the green corridor to the northern parcel of the site.
- The two rain gardens to the open space adjacent to Petersfield Road have been connected.

As discussed with and re-iterated by the SDNPA Design Officer in the March 2021 post-decision meeting, the layout has adhered to the parameters of the refused scheme.

Notably these are:

- Separation from all boundaries.
- An outward looking development with perimeter roads.
- Drainage assets applied in the lowest part of the site.
- A green space at the site entrance.
- Significant green space to the south east boundary.
- Green Infrastructure fingers permeating the site.
- Existing trees retained and new enhancement planting to the Bakersfield boundary.



Current Planning Application Layout for 37 dwellings



# 4.0

## Evaluation and Design

### 4.2 Layout: Access & Movement

Roads have been designed whilst considering the guides set out in the Roads in the South Downs document, Hampshire Highways adoption policies, and tracking for larger vehicles including fire and refuse vehicles.

The roads utilise shares surfaces, with formal passing points introduced where necessary.

Access to the underground pumping station is of low visual impact, such as Grass-Crete or pavioured finish.

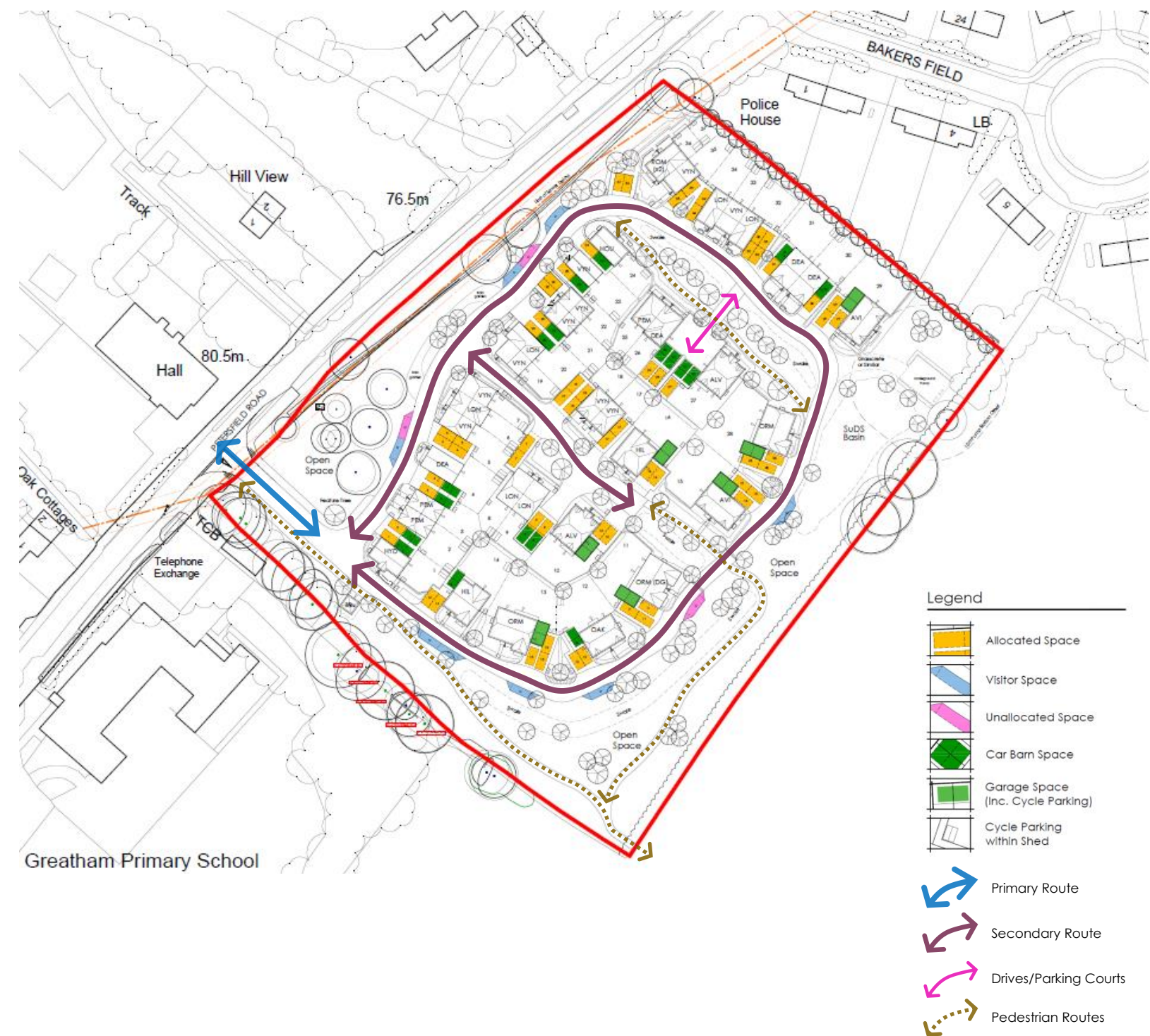
Segregated paths are provided wherever possible and only where necessary, to reduce the impact of surfacing, while still ensuring accessibility for all pedestrian users, cyclists, cars and service vehicles.

### 4.3 Layout: Parking

Car parking numbers are appropriate to the development and comply with Policy. Bicycle parking has been provided to all properties, with sheds added where necessary in lieu of garage provision.

Car parking is mostly provided within curtilage on driveways or in car ports or garages. A limited number of dwellings have off-plot frontage, side or rear parking. Parking is located as close to dwellings as possible with good passive surveillance over the spaces. A compliant level of visitor and unallocated spaces are provided.

Cycle parking is provide either in secured enclosures in rear gardens or within garages if provided.





4.0

# Evaluation and Design

## 4.4 Layout: Amount

In-line with the Local Plan, which dedicates the land as a strategic development site with an allocated development of 35 - 40 residential dwellings, the proposals are for 37 No. dwellings with a mix of 2 to 5 bedroom houses and 1 bedroom apartments.

The site is a total of 2.35Ha with a net development area of 1.34Ha. This gives a total density of 16 dwellings per hectare. The total Open Space on site is 0.93Ha

There is one underground pumping station, and an electricity sub station on the site.

## 4.5 Layout: Mix & Tenure

Viability testing has established that to provide a policy compliant level of 50% affordable housing as part of the proposals would be unviable. A total of eight affordable housing units will be provided which will be for shared ownership. This means that 21.6% of the proposed dwellings will be affordable which is the maximum provision that can be viably delivered on site.

The table below illustrates the mix and tenure of homes, with the plan opposite showing the distribution of tenure and types of dwellings. Areas outlined in pink are affordable dwellings.

Type:	O/M:	AFF:
1 Bedroom Apartments	0	2
2 Bedroom Houses	9	4
3 Bedroom Houses	10	2
4 Bedroom Houses	7	0
5 Bedroom Houses	3	0
Total	29	8





4.0

# Evaluation and Design

## 4.6 Layout: Massing & Scale

All dwellings are 2 storeys in height with varying ridge heights and are detached, semi-detached or terraced in form. These forms are generally simply pitched with gabled projections. Housing to the countryside edge is of a lower density, with detached units and greater separation between plots.

Density decreases from North/North West (Petersfield Road / Bakersfield), with denser smaller, semi-detached units, to larger detached units along the countryside edge to the south/south east.

Garages are proposed to most of the larger detached units along the countryside edge, with car barns or driveways to the other plots.



Artist's impression looking north east from adjacent to the rain garden



Indicative Street Scene fronting towards the northern green link



Street Scene C-C

Indicative Street Scene fronting towards Petersfield Road



# Evaluation and Design

## 4.7 Materials & Appearance

The architectural vernacular draws from Greatham and adjacent settlements combining their elements of style with locally evident forms. This approach being supported by the SDNPA Officers.

Building forms vary significantly throughout the site. While being of comparable footprint, the varied use of Barn Hip, hipped, gable ended, gable projections, gables over windows, dropped eaves and double gable fronts, along with varied fenestration, porch style and material use, ensures each building has a uniqueness along the street.

Window styles are a variety of larger and smaller types with varied use of glazing bars.

Porches are of hipped, lean-to and open gable fronted forms, largely supported on posts, with a significant use of trelliswork Bay windows have similar roof variations. Exposed timbers to gable fronts, scalloped and simpler bargeboards are applied.

Façade details vary, with plinth level and window cill level string courses, quoin work and brick cills. Each building now has at least one Chimney, with some larger properties having external chimney stacks.

Red brick is the most utilised material. Prominent buildings are finished in light painted brick or render, with focal buildings having ironstone facades with red brick quoining. The upper parts of some gables are finished in tile hanging with significant use of club tiles. Roofs to dwellings and garages are proposed to be red tile or slate tile, with green roofs to some car ports.





## 5.0

# Conclusion

## 5.1 Conclusion

SDNPA, Greatham Parish Council, Neighbours and all other statutory consultees have been thoroughly consulted throughout this extensive process of design-review-design. Through these consultations and various redesigns, these finalised proposals address all the issues raised.

The scheme has been informed by a landscape-led approach, SDNPA's Officer comments and parameter plan and input by the Parish Council.

The resultant proposals ensure that the scheme incorporates existing landscape features, significant areas of public open space and provides an appropriate transition from Petersfield Road to the settlement edge.

The final selection of building materials / hard & soft landscape specification will be secured by condition.



*Artist's impression looking north from footway that leads to the open space*



*Artist's impression looking south east from the entrance of the site*





End