

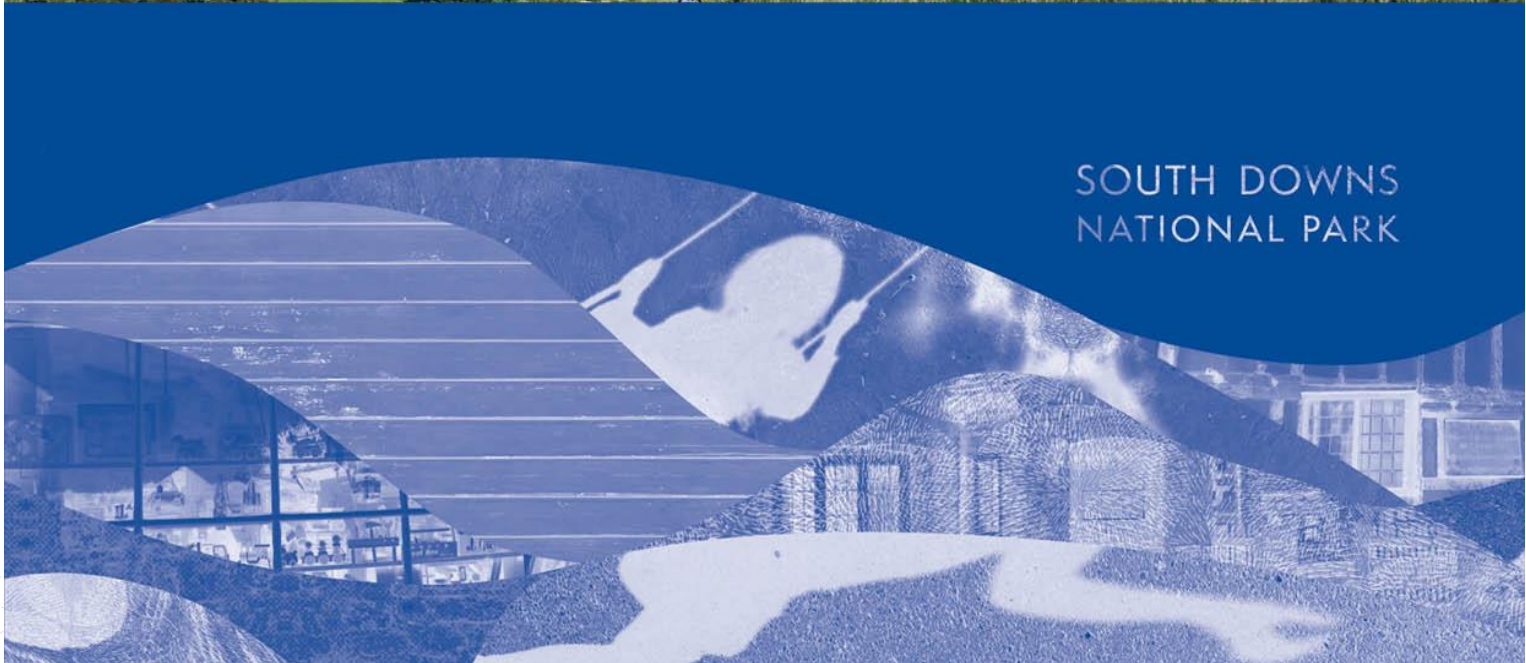
LANDSCAPES | VIEWS | DARK NIGHT SKIES | LOCAL ECONOMY
RECREATION | AFFORDABLE LOCAL HOUSING | GREEN SPACES

SOUTH DOWNS LOCAL PLAN PRE-SUBMISSION

September 2017



SOUTH DOWNS
NATIONAL PARK



Strategic Policy SD28: Affordable Homes

- I. Development proposals for new residential development will be permitted that maximise the delivery of affordable housing to meet local need, and provided that, as a minimum, the following are met:
 - a) On sites with gross capacity to provide 11 or more homes, a minimum of 50% of new homes created will be provided as affordable homes on-site, of which a minimum 75% will provide a rented affordable tenure
 - b) On sites with gross capacity to provide between 3 and 10 homes, a proportion of affordable homes will be provided in accordance with the following sliding scale, applied to new homes created:

3 homes	Meaningful financial contribution, to be negotiated case-by-case
4-5 homes	1 affordable home
6-7 homes	2 affordable homes, at least 1 of which is a rented affordable tenure
8homes	3 affordable homes, at least 1 of which is a rented affordable tenure
9 homes	3 affordable homes, at least 2 of which is a rented affordable tenure
10 homes	4 affordable homes, at least 2 of which is a rented affordable tenure

Development proposals of 3 to 10 net dwellings will provide affordable housing on-site. Exceptionally, at the discretion of the Authority, financial contributions in lieu will be accepted.

2. Where, exceptionally, provision of affordable housing which complies with the above is robustly shown to be financially unviable, priority will be given to achieving the target number of on-site affordable homes over other requirements set out in this policy.
3. Development proposals will be permitted provided that affordable housing units are integrated throughout the development, are indistinguishable in design and materials from the market housing on the site, and, where feasible, will remain affordable in perpetuity.
4. Occupancy conditions and local connection criteria will be applied to affordable housing to ensure local needs are met. Specific criteria will be determined by the Authority, in close partnership with established community-led and legally constituted organisations or CLTs where applicable.
5. Developers may not circumvent this policy by artificially subdividing sites.

GREATHAM

9.102 Greatham is a village about 6 miles north of Petersfield with a population of about 800 people. Greatham has a public house, primary school and village hall. It is a linear village of the Western Weald which runs along the old main Petersfield to Farnham road, straddling two distinct landscape areas. The older part of the village to the west, much of which is covered by a conservation area, lies among the gently rolling fields of the Mixed Farmland and Woodland Vale landscape area, with many mature trees and distant views of the Hangers. Traditional building materials here include much use of sandstone.

9.103 Further north east, beyond the valley of a tributary of the Rother, the housing along the road becomes newer and denser as the land rises to sandy oak, birch and pine woods in the Wealden Farmland and Heath Mosaic landscape area, part of which are designated local wildlife sites. The eastern end of the village is in close proximity to land used by military. On the northern and eastern edge of the settlement is the Woolmer Forest Special Area of Conservation and the Wealden Heaths Phase II Special Protection Area.

LAND AT PETERSFIELD ROAD, GREATHAM

Site area:	2.4ha
Current Use:	Horticultural Nursery
Environmental Designations:	Adjacent to Rother Valley Biodiversity Opportunity Area Wealden Heaths Phase II Special Protection Area Groundwater Source Protection Zone
Historic Environment:	Greatham Conservation Area to south of site; Listed Building on western side of Petersfield Road

9.104 The site is a wholesale nursery adjacent to the settlement boundary of Greatham. The site is surrounded by residential properties to the northeast of the site, agricultural land to the south a village hall and school to the west. The allocation site is outside but closely sited to the north boundary of the Greatham conservation area. There is large, listed residential dwelling opposite the western boundary of the site. The site has high potential for archaeological interest.

9.105 The proposed allocation site is considered to comprise major development and as such proposals should address Core Policy SD3. The allocation site is considered suitable to provide up to 40 residential dwellings and an area of public open space within the central portion of the site. The allocation site also provides an opportunity to provide Greatham with a modestly sized retail unit in the heart of the village next to the school and village hall. As such, a Class A1 (Shop) unit with a floorspace under 280 square metres with suitable off-road parking would be acceptable in principle. First floor residential accommodation would be acceptable above a retail unit.

9.106 The site is approximately 600m from the Wealden Heaths Phase II Special Protection Area (SPA). Advice from Natural England will be required on appropriate measures to mitigate the impacts of recreational disturbance.

9.107 Development should be supported by a Landscape and Visual Impact Assessment and the form and fabric of development should seek to reinforce the local distinctiveness of Greatham. The appropriate use of local buildings materials such as coursed ironstone or malmstone would be welcomed. Existing mature trees and hedgerows should be retained and enhanced. New boundary treatments should be carefully considered. The eastern boundary of the site should be appropriately landscaped to provide a suitable transition to the river valley.

9.108 Development will be required to take into account and contribute to the aims of the Rother Valley Biodiversity Opportunity Area.

9.109 The existing vehicular access should be utilised and necessary improvements made to it and Petersfield Road where identified. Development should facilitate a publicly accessible off-road pedestrian and cycle route from the existing site entrance on Petersfield Road through to the existing Public Right of Way on the eastern boundary of the site.

9.110 Discussion should take place with the National Park Authority prior to any specific development proposal to develop the site, to establish what mineral resource information is required by the Mineral Planning Authority. It is recommended that if the proposal overlays a safeguarded minerals resource that a Minerals Assessment Report is produced for the Mineral Planning Authority, submitted prior to the submission of an application to allow for early discussions to take place.

9.111 Development proposals should therefore be informed by the following evidence studies:


- Arboricultural Impact Assessment, Arboricultural Method Statement and associated Tree Protection Plan;
- Archaeological Survey;
- Flood Risk Assessment;
- Heritage Statement;
- Landscape Visual Impact Assessment;
- Minerals Assessment Report; and
- Project Level Habitats Regulations Assessment.

Allocation Policy SD73: Land at Petersfield Road, Greatham



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 a suitable transition in form and fabric from Petersfield Road to the west to the open countryside to the east;
 - 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;
 - c) Provide suitable mitigation towards the Wealden Heaths Special Protection Area (SPA), which should be informed by a project-level Habitats Regulations Assessment;
 - 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 and cycle route from Petersfield Road to the existing Public Right of Way to the east of the allocation site;
 - h) Provision of an area of suitable public open space within the site;
 - 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;
 - b) New planting should be suitable for pollinating species; and
 - c) be suitable for pollinating species.

Site Ref: SD73
Land at Petersfield Road
Greatham

 SDNPA Pre-submission Housing Allocation

