

VIEW COMMENT

COMMENT INFORMATION

Document Section

> Pre Submission South Downs Local Plan > Sites and Settlements > Greatham > LAND AT PETERSFIELD ROAD, GREATHAM > Allocation Policy SD73: Land at Petersfield Road, Greatham

Comment ID

786

Respondent

[Greatham Parish Council \(Mrs Jane Ives\)](#)

Response Date

21 Nov 2017

Do you consider the document is Sound?

Yes

If no, Do you consider it is unsound because it is:

Do you consider the document complies with the legal / procedural requirements for preparing a Development Plan?

Yes

Comment

Greatham Parish Council wishes to support the legal compliance and soundness of the document.

What change(s) do you consider necessary to make the document legally compliant or sound? It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Do you consider it necessary to participate at the Examination in Public?

No

Why do you feel it is necessary to participate at the Examination in Public?

Additional comments (These should relate to all matters relating to the Local Plan other than the test of soundness and legal compliance)

Greatham Parish Council have considered the draft South Downs National Park Authority Pre-Submission Local Plan and would like to make the following comments. These are representative of the views of the Parish Council and of views from residents who attended our meetings when this matter was discussed.

The Parish Council recognise the requirement for development in Greatham, particularly smaller affordable homes, but we have objections to both the proposed sites described in the Pre-Submission documents for our village. We are very keen to preserve Greatham's conservation area and to protect the character of the National Park in which we live.

STRATEGIC POLICY SD26: SUPPLY OF HOMES

The proposed housing provision for Greatham is 38. The Parish Council considers this number is too high considering the village has a total number of approximately 400 houses. This proposal increases this number by nearly 10% which the Council believes is unsustainable due to the lack of amenities in the village and the density of current housing. The Council proposes a maximum allocation of 25 houses, 20 of which could be provided on land at Petersfield Road (allocation policy SD73) and 5 others spread throughout the village. The Council would additionally propose that no large houses are built only properties up to 3 bedrooms.

STRATEGIC POLICY SD28: AFFORDABLE HOMES

The Parish Council fully support this policy as they recognise there is a need within Greatham for affordable homes and would welcome a ratio of 50% affordable homes in any new development.

ALLOCATION POLICY SD73: LAND AT PETERSFIELD ROAD, GREATHAM

For the previous consultation on the draft Local Plan in 2015 Greatham Parish Council submitted the following response:

"Greatham Parish Council object to this allocation due to poor vehicular access; poor public transport and lack of community facilities including primary school and nursery places. The Settlement Policy Boundary should not be changed."

The Parish Council do not believe that the current consultation provides any answers to the objections raised and we would like to reiterate those comments and provide some further detail. However, the Council now considers that the proposed new settlement boundary is acceptable and would support this.

- There are concerns about the density proposed of 35-40 houses on this site when compared to the relatively low density of housing provided in Greatham. The adjoining cul-de-sac of Bakersfield has far less dense housing and we therefore feel the density of housing proposed is out of keeping with the village. We would suggest a maximum of 20 houses on this site.
- With a reduced number of houses on the site, there may be an opportunity to build a solar farm on the rest of the land to provide a renewable source of energy for the village.
- The provision must include adequate off street parking for vehicles with a minimum of 2 parking spaces per property. There is no parking on the main Petersfield Road near the proposed access as it is on the brow of a hill.
- The Council is particularly concerned about the access to this site being on the brow of a hill and feels this would be dangerous for the increase in the number of cars coming in and out that a small housing development would inevitably result. A Traffic Study should be carried out before any application is agreed.
- We are aware there is a requirement for affordable housing in Greatham and we would suggest that at least 50% of any properties built are affordable homes. This is in compliance with Strategic Policy SD28: Affordable Homes which the Council support.
- The provision of a public open space within the site would be welcomed along with an associated cycle/pedestrian route.
- The provision of a retail unit may be beneficial providing it is a community type shop. There have been shops in the past in Greatham that have not succeeded and the Parish Council would want to be fully involved in any decision making about such provision.
- The Council would support the proposal to retain and enhance existing and mature trees and new site boundaries appropriate to the local landscape.
- The Council would want any development proposal to be in keeping with local heritage assets including the Greatham Conservation Area and local Listed Buildings and use local building materials to reinforce local distinctiveness. Additionally, the Council propose that any housing is built with sustainable energy capabilities such as solar panels on the roof.
- There are concerns about the impact of 35-40 houses on already limited local amenities as this will mean a potentially large percentage increase of families to the village where there are currently only approximately 400 houses.
- The Council are concerned about lack of amenities in the village and have recently lost the mobile library.

ALLOCATION POLICY SD74: LAND AT FERN FARM, GREATHAM

The Council would like to make the following comments:

- There are concerns over large vehicles accessing the site from Longmoor Road and would want a study to be carried out before any application is agreed with regards to impact on current residents and adjoining road network.
- The Council feel that Greatham (and our neighbours in Hawkley) are having to bear a disproportionate amount of the traveller sites within the Local Plan allocation. Both Greatham and Hawkley have been allocated 4 permanent sites each. 11 sites in total have been allocated to the East Hampshire and Winchester district with 8 of these being in Greatham and Hawkley.
- This site was previously used by the military and there are concerns that it may be contaminated or unstable. The Council would like to be reassured that this has been fully investigated before any planning application is approved. We understand that planning conditions attached to the prior temporary planning permission granted by EHDC in 2009 have not been met particularly with regards to a report into contamination. The planning conditions stated 'a scheme outlining a site investigation and risk assessments designed to assess the nature and extent of any contamination on the site'. Additionally, a report 'which includes a description of the extent, nature and scale of contamination, an assessment of all potential risks to known receptors, an update of the conceptual site model, identification of all pollutant leakages and unless otherwise agreed in writing by the Planning Authority and identified as unnecessary in the written report, an appraisal of remediation options and proposal of the preferred option(s) as appropriate for the type of contamination found on site.'
- In addition to the above planning condition existing access from the site to Wolfmere Lane should not be used for vehicular traffic. This is currently not being adhered to and therefore the SDNPA Local Plan should ensure that this is enforced.
- The Council believes that this site is within close proximity of an international SSSI designation and could therefore have a negative impact. This is a known habitat area for sand lizards, slow worms, natter jacks, adders and other snakes.
- This site is a flood meadow and the Council would seek assurance that the necessary mitigation has been carried out. The Council would support the use of permeable surfaces and soft landscaping to maximise water infiltration and reduce surface water run-off.
- Page 276 item g on the consultation document contains the phrase 'No commercial activities should take place on the land'. The Council would request a more strongly worded statement

such as 'Commercial activities must not take place on the land'. The Council are aware that breaches of the current planning agreement have already been made to this effect.

- The Council would support any improvements to the sight lines at the entrance to the site.
- The Council would support the site having new planting in order to reduce the urbanising impact of the development. However, the Council would propose that any hedging is of an indigenous species as currently laurel hedging has been planted at the site.
- An East Hampshire District Council officer, Lesley Wells, in a previous application for this site said that the site was not suitable for planning consent for a permanent traveller site.

We would like to be kept informed of the progress of the Local Plan.

Kind regards,

Yours faithfully

Jane Ives

Clerk, for and on behalf of Greatham Parish Council

Attachments

 [SDNPA local plan comments 211117.doc \(46 KB\)](#)