



LAND AT GREEN LANE, CLANFIELD

DEVELOPMENT BRIEF

ADOPTED NOVEMBER 2009

**GREEN LANE, CLANFIELD:
DEVELOPMENT BRIEF**

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Introduction

This development brief has been prepared by East Hampshire District Council as additional planning guidance for the development of land at Green Lane, Clanfield.

A draft development brief was published in July 2009 and the responses were considered by the Community Forum (Clanfield, Horndean and Rowlands Castle) in November 2009. The Forum agreed this brief which will provide a basis on which planning applications can be submitted and assessed.

If you would like more information or advice on the contents of the development brief please contact:

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1. Background

- 1.1 The Government's guidance set out in Planning Policy Statement 3: *Housing* requires local planning authorities to identify and maintain a rolling five-year supply of deliverable land for housing. For East Hampshire the amount of housing is based on the provisions of the South East (Regional) Plan.
- 1.2 Monitoring by the Council has shown that there is a shortfall in housing supply within that part of East Hampshire in the South Hampshire sub-region. In accordance with the Government's guidance, additional housing sites need to be identified and brought forward for development within this area. Failure to do so would inevitably lead to planning permissions being granted for new dwellings in an ad hoc and unplanned way to the detriment of local communities.
- 1.3 The Council has therefore decided to bring forward as a matter of some urgency the 'reserve' housing sites within the South Hampshire part of the District and as allocated in the East Hampshire District Local Plan: Second Review (2006). These sites were originally identified to be released had annual monitoring by the County Council demonstrated a County-wide shortfall of housing provision.
- 1.4 The 'reserve' housing sites were examined at a public inquiry during the winter of 2003/4 and recommended for future development by the Inspector. However, the Council will only give favourable consideration to their development if it is satisfied they are available, suitable, sustainable and achievable within the five-year period.

2. Status and Purpose of the Development Guidelines

- 2.1 This development brief is a non-statutory document and has been prepared by the Council as additional planning guidance for the development of land at Green Lane, Clanfield. This is allocated in the East Hampshire District Local Plan: Second Review (2006) as a 'reserve' housing site to be developed for about 275 dwellings together with a community building and recreational open space.
- 2.2 It sets out the form of development the Council wishes to see on the site. It provides planning and design guidance to assist pre-planning application discussions with developer(s) and will be the basis upon which planning applications will be assessed.

3. The Site

- 3.1 The site has an overall area of approximately 15 hectares and is located on the lower slopes of Windmill Hill at the northern edge of Clanfield. The site lies just outside, but forms a part of the setting of, the East Hampshire Area of Outstanding Natural Beauty (AONB) and the proposed South Downs National Park. The eastern boundary of the site abuts the National Park. The development must take into account the prominent views of downland from the village and into the site from the National Park, especially from higher ground.
- 3.2 The site comprises open fields some of which are defined by hedgerows and which rise gently eastwards from Green Lane towards the A3. Their development will round-off the northern corner of the existing and previously extended settlement of Clanfield. Green Lane leads to the local village centre to the south some 1 km away.

- 3.3 3.5 hectares of the site is allocated for recreational open space purposes of which 0.5 hectare is required for a new community building.

- 3.4 The area available for residential development once the substantial landscape buffer planting along the northern and eastern boundaries of the site is taken into account is some 9.7 hectares.

4. Planning and Design Context

- 4.1 The Council places considerable importance on achieving a high quality and inclusive design. It will promote the positive factors in the design process that will influence the appearance and quality of the new development.
- 4.2 The proposed development will be required to conform to the general criteria outlined in the design Policy HE1 of the Local Plan: Second Review and the principles of good design in the Government's Planning Policy Statement PPS1: *Delivering Sustainable Development* (PPS1). It will need to take account of the Clanfield and Chalton Parish Plan (June 2009).
- 4.3 However, the Council will only give favourable consideration to proposals for the site's development if it is satisfied that the site is available, suitable, and capable of being developed within the five-year period required by Government. As such, the Council will require the developer to demonstrate that the proposals for the site's development comply with the three criteria contained in Policy H2 of the Local Plan: Second Review, namely:
- a) demonstrate that the capacity of the existing and proposed infrastructure, including public transport, water and sewerage, other utilities and social infrastructure (such as schools and hospitals) is able to absorb the proposed development and the cost of adding further

necessary infrastructure can, where appropriate be met by the applicants;

- b) prove an ability to contribute towards building a community, to support new physical and social infrastructure; and
- c) prove there are no legal, physical and environmental constraints to developing the land.

5. Summary of Main Proposals

5.1 The development must include:

- **A mixed housing scheme of high quality to provide about 275 dwellings and to include affordable houses, the number and type to be determined by proven need.**
- **The Local Plan states that access to the new housing could be from a mini roundabout or a priority ‘T’ junction onto Green Lane. There is strong support from the Parish Plan for an access from the Old London Road that connects with a new roundabout or junction on Chalton Lane near the A3 slip road. The feasibility of these access arrangements need to be examined in a Transport Assessment. Vehicular access from the existing residential development to the south (Storrington Road) is inappropriate.**
- **Improvements to the junction between Chalton Lane and Green Lane are likely to be required.**
- **Contributions towards transport infrastructure improvements to include provisions for pedestrians, cyclists and public transport facilities.**

- **A new community building on site to complement the existing play area on the adjoining development.**
- **New recreation space including children’s play space, informal open space, junior football pitches, tennis and netball/basketball courts and a bowling green.**
- **Improvements to the accessibility of the site to local services and facilities.**
- **The important natural features of the site are to be protected and enhanced.**
- **A strong and impenetrable landscape buffer on the northern and eastern boundary of the site.**
- **Supporting infrastructure including the need to address the issue of surface water flooding.**

6. Principles of Development

Comprehensive Masterplan

- 6.1 The developer(s) of the site will need to produce a comprehensive Masterplan of the whole site to demonstrate how the overall development will function both in itself and integrate with the existing settlement. It will need to include a programme for development to be agreed with the Council at an early stage. The Masterplan will include:
- Principal roads and access points
 - Pedestrian and cycle routes and links to the local highway network
 - Housing areas with an indication of density and phasing

- Structural and buffer tree planting notably along the northern and eastern boundary of the site and between the existing and new housing
- The location of the Community building and its relationship with the existing and proposed open space
- Recreational and amenity open space

Amount and type of housing

- 6.2 The residential development of about 275 dwellings is to contain a mix of dwelling types, sizes and tenures to promote a mixed and balanced community. It is expected that the density achieved on the site will be towards the lower end of the range sought by Government guidance (30-50 dwellings per hectare), although the density will be mixed within the site to create a character which seeks to reflect that of Clanfield.

Affordable housing

- 6.3 An appropriate element of affordable housing is to be provided on the site to be available for residents in proven housing need and in accordance with the Council's adopted supplementary planning guidance.
- 6.4 The South East Plan Policy H3 states that the overall regional target for affordable housing is 25% of all new housing should be social rented accommodation and 10% intermediate affordable housing. The regional target is therefore for an average of 35% of all new housing to be affordable housing. In view of the fact that small housing sites are unlikely to be able to achieve this target figure, the Council is likely to seek 40% affordable housing on this site (70% rented and 30% intermediate housing). The appropriate amount, mix, size and type of affordable housing will be determined by the current housing needs evidence, including the need for key workers,

and will need to be discussed with and agreed by the Council's Housing Development Manager.

- 6.5 There will be a developer's contribution of £250 per unit for all homes, including affordable and market, to pay for a community project worker for this site. This approach is being taken to ensure that affordable housing is fully integrated with the market housing and that larger developments are integrated within the wider community. They work across all tenants including owner/occupiers.
- 6.6 Affordable housing should be built to the current Code for Sustainable Homes level as recommended by the Homes and Communities Agency.
- 6.7 The affordable housing is to be spread randomly throughout the development and is to be genuinely 'pepperpotted' and not in blocks. Due to maintenance and management arrangements it may be acceptable to develop small clusters of up to three affordable homes but the clusters should be dispersed and indistinguishable from the market housing.

Layout and design

- 6.8 The site must be developed to a high standard of layout and design, taking account of the criteria set out in Policy HE1 of the Local Plan: Second Review. Applicants will be expected to provide a Design and Access Statement as part of any planning application, which will demonstrate how the proposals have been conceived and how it relates to the existing character of the locality particularly its edge of settlement location and should minimise the environmental impact on its downland setting.
- 6.9 The development must relate to the site's topography and its prominent sloping profile, particularly to the apparent openness of its upper levels. The design and layout should

emerge from a careful analysis of the existing character of the locality particularly its edge of settlement location and should minimise the environmental impact on its downland setting.

- 6.10 To enhance the site's characteristic sloping profile, the higher density development should be concentrated on the lower slopes, where it will be less visually apparent and closer to the proposed community facilities, the local village centre and public transport links. However, within these areas there should be vistas leading to landscape features of vegetation and open land.
- 6.11 Lower density, generally detached housing, should be located in those areas adjacent to the resultant edge of settlement at the northern boundary and at the eastern boundary adjoining the A3. Consideration should also be given to "vistas" out from and into the site to/from the wider countryside, including Windmill Hill, to create a sense of space and to reduce massing of new building, particularly at the edge of the enlarged settlement.
- 6.12 The layout should accord with the recommendations of the Government's *Manual for Streets*, and should be pedestrian and cyclist friendly and incorporate appropriate traffic calming measures. It will also need to address how it will relate to the existing housing to the south and east. Dwellings should generally face onto and be close to the street with small front gardens to maintain the downland character. Rear gardens, however, should generally be commensurate in size with the existing housing stock in the village.
- 6.13 The opportunity to locate the open space so as to protect the amenities of existing dwellings adjoining the site to the south should be explored. The open space should be enclosed on one or more sides by a range of buildings to enhance its character and to provide natural surveillance.
- 6.14 Traditionally, local dwellings are two storeys, simple and domestic in scale, although the area also has a relatively large number of bungalows. Any flats within the development should be unobtrusive and limited to two storeys to match the predominant housing stock in the village. Roofs vary greatly in terms of pitch and height, and accordingly the roofing material varies with clay tiles and slate. Local dwellings have either been built in brick, flint, stone or half timbered with brick infilling. A number of buildings are finished in painted render or colour washed stucco. The old rural settlement of Clanfield is notable for flint. New buildings should take account of the local palette of existing colours and materials mentioned above and, where appropriate, reflect those of the older properties.

Sustainable construction/renewable energy

- 6.15 The development will be required to provide at least 10% of the development's energy demand from renewable sources. A guidance note on how this can be achieved is available on the Energy Savings Trust website:
<http://www.energysavingtrust.org.uk/uploads/documents/housingbuildings/CE190%20-%2010%20per%20cent%20guide.pdf>
- 6.16 The residential development will be required to meet at least Level 4 of the Code for Sustainable Homes. The appropriate level of the Code will relate to that being applied through planning policy at the time of the commencement of development. Non-residential buildings will be required to meet at least BREEAM standard 'very good'. The Council will require a statement from the applicant to show how this has been achieved. A technical guidance manual on the Code can be found at:
<http://www.communities.gov.uk/publications/planningandbuilding/codeguide>

7. Landscape, Environment and Open Space/Recreation Provision

Landscape and environment

- 7.1 Account is to be taken of the Council's Supplementary Planning Guidance – '*Countryside Design Summary (1999)*', which identifies Clanfield as being within the distinctive chalk landscapes of the South Downs and describes the special landscape character of the area, its settlements and built form. In addition, attention is also drawn to the East Hampshire District Countryside Character Assessment (July 2006) which identifies Clanfield as lying within the Horndean – Clanfield Downland Mosaic area. This also sets out key characteristics and considerations for development in the area including the need to conserve the remaining elements of the chalk downland landscape and enhance the setting of the built development.
- 7.2 All existing trees on and adjacent to the site must be assessed and the constraints they present demonstrated. The landscape strategy for each respective phase of development must incorporate the retention of existing important trees, particularly protected trees, and hedgerows (attention is drawn to High Hedges legislation) as an integral feature of the landscape structure of any development.
- 7.3 A Landscape Impact Assessment will help to resolve issues relating to the impact of the development on the surrounding protected landscape and to the retention and management of important landscapes features on the site. Such an assessment should be supported by an accurate tree survey which should inform a Tree Constraints Plan and Arboricultural Impact Assessment.
- 7.4 The landscape strategy for the development of this land will need to be included in the Masterplan.
- 7.5 Structural/buffer tree belts along outer boundaries are to be provided. A new landscape buffer along the northern and eastern boundary, from Green Lane to and along the Old London Road, is required as part of the overall landscape strategy and will need to comprise a significant and impenetrable new tree belt of indigenous species. This will help address the impact of the development, particularly in the wider landscape setting, and to assist in alleviating noise pollution from the nearby A3.
- 7.6 The timing of the provision of the buffer tree belts is to be agreed prior to any development taking place. Landscaping should be provided prior to development. The substantial tree belts along the northern and north eastern boundaries should be planted in the first planting season after planning permission has been granted and fully protected during building works.
- 7.7 Existing trees and hedgerows on the site should be retained and enhanced, especially those which are protected, and are to be incorporated alongside roads and areas of landscaping and public open space where possible. Space around vegetation is to be retained, especially around protected trees. This will enable the extension of the settlement to reflect the rural character and provide appropriate corridors for wildlife.
- 7.8 Retained vegetation must be protected from development - buildings, hard surfaces, engineering and construction works - in accordance with the guidance contained in the British Standard '*Trees in relation to construction*', BS5837:2005 and in conjunction with such other guidance provided by the Local Authority. Details of protective fencing must be agreed with the Council and subsequently erected and approved as being satisfactory before any works start on site.

7.9 Full surveys and an ecological assessment, including protected species, will be required for the site. Any application for planning permission should be accompanied by a report that sets out the ecology of the site and assesses the implications arising from the development. The report is to include a scheme for all necessary mitigation, compensation and enhancements.

7.10 The District Council levies a £500 charge/dwelling as a contribution towards the provision of environmental, heritage, and countryside management/improvement schemes.

Environmental Impact Assessment

7.11 The development is an urban development project which falls within Schedule 2 of the Regulations. However, having taken account of the criteria in Schedule 3 to the Regulations, it is the Council's view that the proposal will not have significant effects on the environment sufficient to warrant regarding the proposed development as an EIA development under the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999.

Open space, recreation provision and contributions

7.12 3.5 hectares of land is allocated in the Local Plan for public recreational use, comprising playing fields (including junior football pitches), kickabout area, children's play space, and informal play space. In addition, allotments should be provided on-site in accordance with the standard set out in paragraph 7.72 of the Local Plan. Of the recreation allocation some 0.5 hectare is required for a new community building, see Section 12.

7.13 The developer(s) will be expected to fund the provision of sporting and recreational facilities within the open space provision. Such facilities will be provided subject to an up-to-

date assessment. The Clanfield Parish Plan has identified a local need for tennis and netball/basketball courts and a bowling green. No development other than that in accordance with the provision of recreation and sporting facilities will be permitted on this part of the allocation.

7.14 The opportunity to provide some informal open space provision to the northern part of the site to complement the significant landscape buffer should be explored.

7.15 The developer(s) will be required to provide and pay for the long term maintenance of on-site open space in line with Policy R3 (Open Space Requirements) of the Second Review Local Plan and in accordance with the Council's published guidance (currently *Guide to Developers' Contributions and Other Planning Requirements May 2008*).

7.16 The Council's guidance also requires the developer(s) to enter into a planning obligation to provide, layout and secure its long term maintenance for at least 12 years.

7.17 The housing layout should incorporate pedestrian/cycle links to the new sporting and recreational provision and to the community facility and improve such access from the wider area.

Archaeology

7.18 The site may contain important archaeological material. A programme of archaeological investigation is to be carried out before a planning application for the site can be determined.

8. Transportation, Access and Parking

Sustainability

- 8.1 The development of the site must demonstrate a sustainable transportation strategy and include a network of routes for cyclists and pedestrians within the site and to link with the existing settlement.
- 8.2 It will be important to ensure the site's development is accessible to local services and facilities without reliance on the car. Accessibility to Clanfield and Horndean, together with improved access to the north and Petersfield, must be addressed as part of the development, including improved provision for cyclists and pedestrians. A cycle route should be provided from the recently created route alongside the A3 slip road and through the southern part of the site to Green Lane. Cycle and pedestrian routes should also include access to the village centre via Storrington Road to avoid using Green Lane which has limited width.
- 8.3 To ensure that the development makes the best of opportunities to reduce reliance on the private car a Full Green Travel Plan should be submitted with any application in accordance with the Department for Transport's 'Making residential travel plans work: guidelines for new development' and Hampshire County Council's 'A Guide to Development Related Travel Plans'

Transportation measures

- 8.4 A full Transport Assessment (TA), in accordance with the DfT's *Guidance on Transport Assessment* will be required detailing the impact of the proposed development and providing detailed proposals to encourage non-car modes of travel including the potential for trips to be made by public transport, cycling and walking. Particular consideration must be given to

the traffic impact of the development on the local highway network, including the junction of Green Lane/Chalton Lane, and the A3 (T) junctions. Improvements to the junction of Green Lane/Chalton Lane should allow for the expected increase in traffic volume and minimise queuing traffic. The TA will also need to consider how the site links with local pedestrian and cycle routes, including routes to local schools and services, including rail. The TA should also look at ways of improving the 'school run' to all of the principal local schools including the potential for a school bus.

- 8.5 The layout should apply the Government's *Manual for Streets* with regard to its internal layout and be pedestrian friendly. It should reflect the concept of a 'home zone' that must be a fundamental and integral element of the development. The appropriate home zone principles relevant to this site should be resolved with the County's Highway Engineers.

Vehicular access

- 8.6 There are several potential points of access to the site. Two or more points of access to the development could potentially reduce the burden of traffic on already congested roads and junctions. The Local Plan states that access to the new housing could be from a mini roundabout or a priority 'T' junction onto Green Lane. The Clanfield Parish Plan strongly recommends that another access should be from the Old London Road and for this road to be extended northwards to a new roundabout junction on Chalton Lane at the end of the slip road from the A3. This would enable both northbound and southbound access to the site and the village centre. Any new access on to Old London Road should not prejudice the safe use of the recently implemented cycle route (see East Hampshire Cycle Plan). The Parish Plan suggests traffic calming on the new estate to prevent it becoming a rat-run. Traffic calming may be required at the northern end of Green Lane to restrict "rat running". Vehicular access from the

existing residential development to the south (Storrington Road) is inappropriate. The feasibility of these potential access arrangements will need to be examined in the TA.

- 8.7 The village is already subject to increased traffic, particularly when an accident occurs on the A3 and traffic is diverted through the village. The traffic situation may worsen with the further development planned at Waterlooville. The TA should address the issue of rat running through Clanfield in terms of how the development traffic may exacerbate any congestion and how this congestion could be mitigated/reduced.
- 8.8 Accident data has highlighted a number of accidents on the on/off junction for the A3 southbound and Chalton Lane. This issue should be addressed and possible safety improvements considered and the Highways Agency consulted on any proposals.

Parking

- 8.9 The Council continues to apply the maximum car parking standards for new residential developments previously set out in '*Hampshire Parking Strategy and Standards (Summer 2002)*' published by Hampshire County Council. East Hampshire District has re-adopted these standards in part. The Council will apply the maximum parking limit to this development.
- 8.10 In recent years, parking provision in new housing developments in East Hampshire has not always been adequate. It has not always been located so that it is convenient for residents. Poor on-street parking has resulted, causing major problems and detracting from the overall character of the development.
- 8.11 Car parking spaces should be an integral part of the layout and design of the new dwellings, including adequate provision for

visitor parking. Care is required to ensure that parking is convenient, easy to use and well located to overcome the problems arising from haphazard on-street parking. Spaces should be situated within the curtilage of individual plots, within garages or car ports either integral or set back from the road. Parking for flats should be located adjacent to the building where it can enjoy natural surveillance from the occupiers of nearby dwellings.

- 8.12 Arrangements need to be made for the parking of cycles within individual residential curtilages.

Contributions

- 8.13 The Council will seek financial contributions to include provisions for pedestrians, cyclists and public transport facilities. Contributions will be sought for improved opportunities for cycling in the context of the East Hampshire Cycle Plan 2004. Also, subject to consideration, traffic calming measures in the locality.

9. Drainage and Water Supply

- 9.1 The Council will need to be satisfied that the developer(s) of the site has fully investigated and rectified any issues relating to foul and surface water drainage and that there will be an adequate water supply to serve the new housing.
- 9.2 Southern Water state that there is a requirement to requisition a connection for sewerage at the nearest point of adequate capacity.
- 9.3 Portsmouth Water state that there will need to be on-site mains and off-site reinforcement works. Clanfield is on the chalk aquifer upstream of source works at Lovedean and Havant. Sustainable drainage systems should carefully consider the potential impact on the aquifer.

10. Flood Risk

- 10.1 The floodplain of the Lavant Stream tributary extends through Clanfield. Flooding is known to have occurred along the roads through which the floodplain runs, as a result of rainfall when ground conditions are saturated. The district-wide Strategic Flood Risk Assessment identifies an area of localised flooding to the west of the site along Green Lane. The source of the flooding is groundwater and surface water run-off during heavy storms from an area to the north between Chalton Lane and Petersfield Lane. South of the site a Zone 3 flood risk area extends along Green Lane and continues along the bottom of the valley through north Horndean and on to Horndean village and Rowlands Castle.
- 10.2 The development of the site may present a significant flood risk from the generation of surface water run-off and any application will need to be accompanied by a Flood Risk Assessment (FRA). The FRA should provide a strategy for the disposal of surface water, including during extreme events, and should address the issues of on and off site flooding. The FRA should be discussed early in the planning process and submitted as an integral part of the planning application. Guidance for the preparation of the assessment is set out in Chapter 10 of the Council's Strategic Flood Risk Assessment at:
<http://www.easthants.gov.uk/ehdc/localplanweb.nsf/webpages/Strategic+Flood+Risk+Assessment>

11. Noise and Light Pollution

- 11.1 In view of the proximity of the A3 to the site a noise assessment report will need to accompany any planning application. This should include the findings of the DEFRA noise modelling exercise. The assessment will need to identify any issues and include mitigation measures.

- 11.2 The lighting scheme for the development should provide the minimum amount of lighting to achieve its purpose so that glare and light spillage from the site is minimised. This is particularly relevant because of the sensitive downland landscape and the proximity of the Clanfield Observatory.

12. Community Building

- 12.1 The developer(s) will provide a new community building on 0.5 hectare of land to be located close to Green Lane to complement the new recreational open space and the existing play area on the adjoining residential development.
- 12.2 The community facility should be located adjacent to Green Lane to enable direct vehicular and pedestrian access and early implementation. The community building should be provided prior to the overall development of the area. Parking provision must be adequate for users of the community facility and the neighbouring open space.
- 12.3 The developer(s) of the site should enter into discussions with the Parish Council and the local community to establish the size, type and layout of the building. The Parish Council has previously commissioned architects to design the building taking into account the requirements which were defined in a Parish Survey about 10 years ago. This document should be considered and form the basis for discussion with the developer. The discussions should also determine the future long-term maintenance and ownership of the building.

13. Community Safety

- 13.1 The design of the housing layouts can make a significant contribution towards preventing and alleviating the fear of crime and deterring anti-social behaviour. It is important that suitable crime prevention measures are introduced at the

design stage and account is to be taken of the principles set out in the Council's Supplementary Planning Guidance '*Crime Reduction Through Design (2001)*'. Developers are encouraged to discuss their proposals with the Hampshire Constabulary Architectural Liaison Officer and to apply for a 'Secured by Design' award.

13.2 Particular regard needs to be given to the following:

Layout and mix of dwellings

- The layout and design of dwellings should reflect a cohesive framework of clearly defined and recognisable areas or neighbourhoods, providing the residents the opportunity to exercise control over their home and surrounds and be alert to anti social behaviour and strangers.
- A variety of dwelling types and sizes, including those likely to be occupied during the working day, such as those suitable for retired people will provide a mix of residents and thereby likely to increase the level of natural surveillance throughout the day.
- Natural surveillance should be integral throughout the design of the development, for example siting dwellings in small clusters with unobstructed views of neighbours' homes, footpaths/cycleways, play areas, open spaces, internal and external boundaries, and parking areas; and should have their entrances visible from public vantage points.
- Where street lighting is to be provided, light spillage and light pollution should be avoided.

Access and car parking

- Vehicular access to groups of dwellings should be across symbolic thresholds, such as narrowed entrances, changes of surface material and the use of hard surfaces. This will help create a secure environment and enable a sense of shared ownership so that strangers can be readily identified and criminals made to feel vulnerable to detection.
- Car parking should preferably be within the curtilage of dwellings. Communal parking areas, need to be in well-lit areas open to significant natural surveillance and grouped to enable adjacent residents to become familiar with the cars and their users. These should be designed, in terms of their landscaping and location, so as not to be intrusive to the street scene or nearby residents, but still enjoy natural surveillance. Parking bays should clearly relate to the dwellings they serve.
- Other than those needed as part of the transportation strategy to provide safe, sustainable, and convenient movement, additional footpaths/cycleways, and connections to existing routes, should be minimised to enhance the security of the development.
- Rear gardens should, wherever possible, interlock with others. Unsecured boundaries to rear gardens, especially onto or adjoining roads, footpaths/cycleways and open spaces, should be avoided wherever possible. Rear pedestrian access should similarly be avoided.

Open space and landscaping

- Open space and children's play areas provided within the site should be located so as to maximise natural surveillance from neighbouring dwellings, and from

passing pedestrians and vehicles, whilst minimising disturbance to any adjoining residents. New dwellings should not therefore back onto public spaces, but be arranged to face onto the space to provide natural surveillance.

- Existing vegetation and new planting should avoid opportunities for concealment and undermining security of dwellings and property. Natural surveillance should be created in areas where existing vegetation is to be retained and new planting of trees and substantial shrubs provided. Other new planting should be carefully selected in terms of species and size when established.
- Outer boundaries should be secured by robust but appropriately designed means of enclosure.

14. Refuse and Recycling Provision

14.1 Provision for the storage of containers for refuse and recyclable materials should take into account likely future requirements and should be conveniently located for users and for collection without detracting from the amenities or the visual appearance of the locality. Wherever possible, containers should be located within individual curtilages.

15. Education and Medical Facilities

15.1 The additional pupils resulting from the development can be accommodated at the local schools, although it may be necessary to provide some additional accommodation or improvements to their facilities. Financial contributions towards education provision will be sought from the developer(s) of the site. The necessary provision and level of contribution will be resolved at the time of the processing of a planning application for all or part of the development of the site. The developer(s) are therefore encouraged to discuss the level of contribution at

an early stage with the County Children's Services Department.

15.2 Hampshire NHS state that the doctors' surgery in Clanfield is limited in size and the average number of patients per GP is high. If work undertaken into the requirements for medical facilities reveals that there is inadequate provision then a contribution towards their enhancement will be required.

16. Developer Contributions

16.1 Developer contributions, including financial contributions, will be sought in association with the development of this land and will be resolved at the time of the processing of a planning application for the development of part or the entire site. Contributions likely to be sought include:

- Affordable housing (see. 6.3 to 6.5)
- Community project worker (see 6.5)
- Environmental, heritage, and countryside (including AONB/South Downs National Park) management/improvement schemes (see 7.10)
- Open space, landscaping and recreation provision (see 7.12 to 7.17)
- Transportation including the need for highway improvements (see 8.13)
- Education provision (see. 15.1)

16.2 Further information is set out in the Council's Supplementary Planning Guidance – '*Guide to Developers' Contributions and other Planning Requirements (July 2009)*'. The current levels

of contributions may be obtained by contacting officers of the relevant authority, be it East Hampshire District Council, Hampshire County Council or the drainage and sewerage authority.

EHDC November 2009

