

LAND AT LARCOMBE ROAD, PETERSFIELD
DEVELOPMENT BRIEF

ADOPTED DECEMBER 2009



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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 Larcombe Road, Petersfield.

A draft development brief was published in September 2009 and the responses were considered by the Community Forum (Petersfield, Liss and surrounding villages) in December 2009. The Forum agreed this brief which will supplement the adopted Local Plan and provide specific planning and design guidance to assist any pre-planning application discussions with any developer considering a planning application.

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 Following the Local Plan Inquiry in 2003/04, the Local Plan Inspector recommended the allocation of land at Larcombe Road, Petersfield as a reserve housing site for about 100 dwellings although this figure may increase if the elevated land between the rear gardens of properties fronting The Causeway and this site is developed in conjunction with the allocation.
- 1.2 Planning permission was recently granted on appeal for 116 dwellings at the reserve housing site at Silent Garden, The Firs, Liphook. The site is also identified in Policy H2 of the Second Review Local Plan. The policy states that the timing of and the need to release the reserve sites will be determined by the County and District Councils in the light of monitoring and Regional Planning Guidance. However the Inspector concluded that the decision on whether to grant permission for the proposal should take greater account of PPS3 than the development plan.
- 1.3 The Inspector agreed with an earlier appeal decision by the Secretary of State that, as the Silent Garden site had been identified as a reserve housing site in the development plan, it was allocated in the overall land supply. As the appeal site also represented a suitable and available source of housing land where the housing proposed is achievable and deliverable, he considered that the site should be regarded just as much a part of the identified housing land supply as the baseline sites. The Inspector accepted that the Council had demonstrated an up-to-date 5 year supply of deliverable sites as required by PPS3, but decided that the release of the Silent Garden site would ensure that there is also a continuous delivery of housing moving forward. However, the Inspector emphasised that the site at Silent Garden could be clearly distinguished from the other reserve sites, which would need to be treated on their own merits and in the context of policy objectives for the District.

- 1.4 The Council has made no decision to release this land at Larcombe Road, Petersfield for development. The intention is to release this site for development only if the proposal would not undermine the achievement of any policy objectives. The Council is satisfied for the time being that it can meet its immediate housing obligations without releasing this site for development.
- 1.5 This development brief has nevertheless been prepared as a precautionary measure following the recent planning decision mentioned above that means that landowners may bring forward planning applications for development. The development brief will ensure that, in the event that planning applications are submitted, the community has an opportunity to influence the final form of any development and that maximum community gain is secured in the event that planning permission is granted.
- 1.6 An important policy objective is to protect the special status of the East Hampshire Area of Outstanding Natural Beauty wherein which there is a statutory duty to preserve and enhance the natural beauty of the area whilst also taking account of the needs of agriculture, forestry, other rural industries, and of the economic and social needs of local communities. The land also lies within the South Downs National Park which reinforces the objective of conserving and enhancing the natural beauty, wildlife and cultural heritage of the area as well as promoting opportunities for the understanding and enjoyment of the special qualities of the area by the public. The developer will need to show that there is compelling justification to release the land for development in the South Downs National Park including an assessment of the tests set out in paragraph 22 of PPS7.

2. Status and Purpose of the Brief

- 2.1 This development brief is a non-statutory document and has been prepared by the Council as additional planning guidance. It supplements the adopted Local Plan and provides specific planning and design guidance to assist any pre-planning application discussions with any developer considering a planning application.
- 2.2 Any planning applications submitted to the Council will need to take account of the Statement of Community Involvement and to adhere to the spirit of community engagement set out in the document.

3. The Site

- 3.1 The site area is approximately 4.7 hectares and comprises three fields to the south of the existing residential development served by Larcombe Road and Test Close. It is contained by residential development to the north, north-east and south-east. The southern boundary of the site abuts buildings to the rear of No 169 The Causeway, with open countryside beyond this.
- 3.2 The site is characterised by mature hedgerows and watercourses which should be retained and enhanced where appropriate to create a landscape feature. The Stanbridge Stream runs through the middle of the site and there is a watercourse running along the western boundary. The Stanbridge Stream is designated as a main river and maps show it is liable to flooding.

4. Planning and Design Context.

- 4.1 The Council places considerable importance on achieving high quality design, particularly in terms of the external appearance of buildings. Petersfield is located in the South Downs

National Park and this site lies in a particularly sensitive location on the southern side of the town. It will therefore be of the utmost importance to provide an imaginative design of exemplary standard that takes account of the close relationship of the built-up area with the open countryside beyond. It will be important to promote the positive factors in the design process that will influence the appearance and quality of the new development to ensure that the special qualities of the town and its setting are respected and enhanced. .

- 4.2 The proposed development will be required to conform to the general criteria outlined in the design Policy HE1 of the Local Plan and the principles of good design in the Government's Planning Policy Statement No.1: Delivering Sustainable Development (PPS1). It will need to take account of the guidance set out in the Petersfield Town Design Statement.
- 4.3 The Council will only give favourable consideration to proposals for the site's development if it is satisfied that the site is suitable, available, and achievable. 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 to provide about 100 dwellings to include affordable houses, the number and type to be determined by proven need. Account will need to be given to this edge of settlement location and the need to protect the amenities of existing properties;**
- **vehicle access to the site which will be from Larcombe Road and possibly Test Close and The Causeway. This should be accessible for any emergency vehicles. Pedestrian and cycle access from the site to local facilities and the town centre will need to be improved;**
- **a landscaping scheme is required to enhance the current boundaries of the site, particularly the southern boundary. Existing hedgerows and trees must be retained and enhanced where appropriate. The stream/river and watercourse that flow through the site are to be retained as landscape features;**
- **contributions towards transport infrastructure improvements, in accordance with Hampshire County Council's Transport Contributions Policy.**

6. Principles of Development

Comprehensive Masterplan

- 6.1 The developers 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;
- Existing and proposed pedestrian and cycle routes;
- Housing areas with an indication of density;
- Structural and buffer planting; and
- Amenity open space;

Amount and type of housing

- 6.2 The site should provide about 100 dwellings. The residential development should contain a mix of dwelling types, sizes and tenures to promote a mixed and balanced community, including housing to accommodate the needs of the elderly. Housing for those households with special or support needs should be provided if a need has been identified. It is expected that the density achieved at 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 endeavours to reflect that of Petersfield.

Affordable Housing

- 6.3 An appropriate element of affordable housing is to be provided on the site to be available in the first instance to people with a local connection to Petersfield, then to those with a connection to the district then for other 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 and will need to be discussed with and agreed by the Council's Housing Services 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 'peppercotted' 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 lies in the South Downs National Park. The new development must therefore be of a high quality design

standard that takes account of the criteria set out in Policy HE1 of the Local Plan: Second Review, along with the guidance set out in Planning Policy Statement 1: Delivering Sustainable Development that states that 'Design which fails to take the opportunities available for improving the character and quality of an area should not be accepted.' Applicants will be expected to provide a Design Statement as part of any application which will show clearly how the design has been arrived at and how the proposal fits in within the context of its surroundings including the baseline site and how it reflects the character of the settlement. Consideration should be given to building to Lifetime Homes standards to provide adaptable and accessible housing.

- 6.9 The design and layout of the development should emerge from a careful analysis of the existing character of the locality and should minimise the environmental impact of the development. It is important that the new development takes account of the guidance set out in the Petersfield Town Design Statement. The layout should also have regard to the existing framework of structural landscaping, the results of the ecological surveys, flood risk assessment and the assessment of any site contamination.
- 6.10 Dwellings should reflect the diversity of size, type, design and materials found in the settlement with variety being particularly important. The inclusion of clear visual gaps between dwellings will contribute to the spacious character of the area.
- 6.11 Development should reflect the local vernacular and characteristic colours, textures and materials of Petersfield. Buildings locally have traditionally been built in local malmstone, soft red brick or painted render or stuccoed in pastel shades. Plain clay roof tiles or slate are widespread. Brick chimney stacks and hanging red tile elevations are also

important in Petersfield. Materials in the new dwellings should be similar.

- 6.12 Dwellings in the area are generally two storey and domestic in character, however terraces are common in Petersfield. New dwellings should be similar and, normally face onto the road. Terraces forming courtyards may also be appropriate. Those adjacent to outer boundaries should be orientated to face these boundaries and their vegetation to enable natural surveillance of the intervening space. The river/stream and watercourse as a minimum should be retained, protected and enhanced and should provide buffer zones. Fronting houses onto the stream rather than backgardens is encouraged. Further guidance on this particular design feature can be provided by the Environment Agency.
- 6.13 Footpath 42 which currently forms the western boundary of the site and leads to the countryside beyond and links with other footpaths to the south should be incorporated into the residential layout.
- 6.14 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.

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 3 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 of each phase. 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.

- 7.1 The site lies in the South Downs National Park and can be seen from higher ground, including Butser Hill. Particular attention will therefore need to be paid to the impact of the development on the landscape and setting of Petersfield. An understanding of how the attractive rural nature and countryside setting of the town can be integrated into any development proposals for the site will be key.
- 7.2 Account is to be taken of the Council's Supplementary Planning Guidance - Countryside Design Summary (1999), which identifies Petersfield as being within the Rother and Slea Valleys 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 Petersfield as lying within the Rother Valley Mixed Farmland and Woodland area of the Rother Valley. This also sets out key characteristics and considerations for development in the area including the need to integrate built development on the edge of Petersfield into the rural landscape, to maintain the rural setting of the town and to consider the impact of the development in this area in views from the Greensand Terrace as well as the chalk landscape beyond.
- 7.3 A Landscape Impact Assessment will help to resolve issues relating 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 Petersfield Town Design Statement recognizes that trees and hedgerows provide a landscape framework and confer a rural character on the town. The landscape strategy for the development of the site 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. Existing structural vegetation is to be retained and enhanced where appropriate.
- 7.5 The landscape strategy for the development of this land will need to be included in the Masterplan. It must, where practicable, include the retention and enhancement of existing trees, the woodland strips, the stream and boundary vegetation as integral features. This will enable the extension of the settlement to reflect its edge of settlement location and provide appropriate corridors for wildlife. Space around vegetation is to be retained, especially around protected trees. Native species and vegetation local to the area must be used.
- 7.6 Structural/buffer planting belts along outer boundaries, particularly to the south, are to be provided. The timing of their provision is to be agreed prior to any development taking place.
- 7.7 Retained vegetation must be protected from development, which in this case means 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.

- 7.8 There should be a minimum of hard landscaping and fencing. The use of indigenous trees and hedges as boundaries will be sought where appropriate in accordance with the Town Design Statement. Front gardens should create a "soft edge" to the highway layout and footpath links should be located alongside hedgerows where possible.
- 7.9 The site should be subject to an ecological survey and a landscape management plan. The survey should show whether or not the site is of any significant ecological interest. This should take account of the potential protected species on the site. Any application for planning permission should however be accompanied by a report that assesses the ecological implications arising from the development, especially upon the river/stream and watercourse. The report should identify any impacts that require mitigation as well as details of what mitigation will be provided to overcome those effects and should identify the scope for ecological enhancement to increase the biodiversity of the site.
- 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 (EIA)

- 7.11 The development is an urban development project which falls within Schedule 2 of the Regulations and lies within a sensitive area. Having taken account of the characteristics and location of the development, inclusive of potential cumulative impacts, it is considered that the need for an Environmental Impact Assessment will need to be screened at the time of submission of any planning application to consider whether the proposed

development is an EIA development under the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999 (as amended).

Open Space, Recreation Provision and Contributions

- 7.12 The appropriate level of open space provision will relate to that being applied through planning policy at the time of the commencement of development. At the current time the developer will be required to provide and pay for the long term maintenance of on-site open space in accordance with Policy R3 (Open Space Requirements) of the Local Plan: Second Review and in accordance with the Council's published guidance (currently *Guide to Developers' Contributions and Other Planning Requirements July 2009*). Account will also need to be taken of the most up to date PPG17 Open Space Study for the district.
- 7.13 Any open space should provide a network of multi-functional green infrastructure throughout the site and linked to the surrounding area.
- 7.14 The Council's guidance also requires the developer to enter into a planning obligation to provide, layout and secure its long term maintenance for at least 12 years.
- 7.15 The developers of the site should enter into discussions with the Town Council and the local community to establish appropriate and reasonable enhancements to the recreational facilities within this area to meet local aspirations.
- 7.16 The Council is committed to the refurbishment and extension of the Taro Leisure Centre in Petersfield. The Council will seek a contribution towards this proposal at the time of a planning application for the housing site.

8. Transport, Access and Parking

Sustainability

- 8.1 The development of the site must show a sustainable transportation strategy and allow for the movement of pedestrians and cyclists within the site and to link with the existing settlement.
- 8.2 Fundamental to the development of the site is the need to secure improved access to local facilities and the town centre without reliance on the car.
- 8.3 The site provides an opportunity to create a key pedestrian/cycle link to local facilities, schools and bus stops. Consideration of the route for any pedestrian/cycle link to serve the development and the locality will need to be addressed during the drawing up of a detailed layout for the site. The privacy of residents in properties adjacent to this link will need to be respected.

Transportation Measures

- 8.4 A Transport Assessment 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,
- 8.5 The assessment should consider the impact of the development on the local highway network. This should include the impact on the A3 and The Causeway, in particular the Jolly Sailor roundabout, of this site individually and in conjunction with other sites and any measures to mitigate this impact. Particular consideration must also be given to the traffic impact of the development on Larcombe Road and Test

Close. The assessment will also need to consider how the site links with local pedestrian and cycle routes, including routes to local schools and services, including rail.

- 8.6 A Travel Plan, in accordance with HCC's guidance document *A Guide to Development Related Travel Plans* will be required to support any planning application to promote means of travel other than the private car.
- 8.7 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' which 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

- 8.8 Access to the site will be from Larcombe Road and possibly Test Close and The Causeway. It is likely that access from Test Close may have difficulty reaching adoptable standards due to proximity of trees. This needs to be considered in the Transport Assessment and Arboricultural Report. If access is off Test Close, the number of dwellings using this should be minimal.

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 2005, and the work being done by HAT on the development of the 'Shipwrights Way' and connecting side routes..

9. Drainage, Flood Risk and Water Supply

- 9.1 The Council will need to be satisfied that the developers of the site has fully investigated the issues relating to drainage and that there will be an adequate water supply to serve the new development. Southern Water has noted that for a

development of this scale will require major improvements to the sewer system.

- 9.2 There is insufficient capacity in the existing sewerage network to serve the proposed development. The developer will also need to requisition off-site sewerage to the nearest point of adequate capacity, as specified by Southern Water.
- 9.3 There are no public surface water sewers in the vicinity of the site. Alternative means of disposal of surface water will therefore need to be explored.
- 9.4 Part of the site is shown on the Environment Agency's flood maps and the Council's Strategic Flood Risk Assessment as falling within Zone 3a (High Probability) and Zone 2 (Medium Probability) as defined in PPS25 (Annex D). Any application will need to be accompanied by a Flood Risk Assessment (FRA). There should be no development in the flood plain including fencing and land raising. The sequential test set out in PPS25 should be adequately demonstrated, including in allocating development within the site. The FRA should provide a strategy for the disposal of surface water, including during extreme events. The FRA should be discussed early in the planning process with both the Council and the Environment Agency. It should be submitted as an integral part of the planning application. Any flood risk management measures will need to be implemented prior to the start of development. Guidance for the preparation of the assessment is set out in Chapter 10 of the Council's Strategic Flood Risk Assessment.
- 9.5 The Stanbridge Stream main river requires the prior written consent from the Environment Agency for any works or structures, in, under, over or within 8 metres of the top of the bank or any culverting irrespective of any planning permission granted. The Environment Agency has a presumption against culverting and crossings will need to be clear-span. In addition

they will also require the consent for any works to culvert, divert or obstruct the flow of the watercourse.

10. Community Safety

10.1 The design of the housing layout 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). The developer is encouraged to discuss its proposal with the Hampshire Constabulary Architectural Liaison Officer and to apply for a 'Secured by Design' award.

10.2 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 involving 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 be within the curtilage of dwellings. With the inclusion of small dwellings though, car parking may be provided in courtyards. 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 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.

11. Refuse and Recycling Provision

- 11.1 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.

12. Education, Medical and Community Facilities

- 12.1 Financial contributions towards education provision will be sought from the developers 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. A contribution will be required towards the provision of additional education in Petersfield or at appropriate local schools at the discretion of the education authority.
- 12.2 Hampshire NHS states that GP practices in Petersfield do not have spare capacity. If work undertaken into the requirements for medical facilities reveals that there is inadequate provision then a contribution towards their enhancement will be required.

Community facilities

- 12.3 The provision of a community building is included on the Causeway Farm site. The community building is intended to serve a wider area than solely the Causeway Farm site and the catchment area is also likely to include this site. Contributions will be required toward the provision of the community building.

Contamination

- 12.4 The site overlies a former landfill, post dating a former pit/quarry dated 1968. The site and surrounding area has been previously used as a tile and brick manufacturer and subsequent void space has since been infilled with unknown material. As such, any future proposed development involving residential properties submitted with a planning application should include an intrusive site investigation to identify potential contamination on site. The investigation should also include a gas monitoring programme due to possibility of ground gases originating from both the landfill and unknown

filled land. After the site investigation and any remediation on site is complete the developer should be aware that all remediation will require validation and that the level of remediation should be undertaken to a level such that the site cannot be determined as contaminated land under Part 2A of the EPA 1990.

Hampshire County Council or the drainage and sewerage authority.

EHDC December 2009

13. Developer Contributions

13.1 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 6.7)
- Environmental, heritage, and countryside management/improvement schemes (see 7.10)
- Open space/landscaping (see 7.12 to 7.16)
- Transportation including the need for highway improvements (see 8.13)
- Education, medical and community provision (see 12.1 to 12.3)
- Flood risk and drainage management/compensation schemes (see Section 9).

13.2 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 - East Hampshire District Council,

