

LAND AT CAUSEWAY FARM, PETERSFIELD
DEVELOPMENT BRIEF

ADOPTED DECEMBER 2009



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DEVELOPMENT BRIEF**

CONTENTS

- INTRODUCTION
1. BACKGROUND
 2. STATUS AND PURPOSE OF THE BRIEF
 3. THE SITE
 4. PLANNING AND DESIGN CONTEXT
 5. SUMMARY OF MAIN PROPOSALS
 6. PRINCIPLES OF DEVELOPMENT
 - Comprehensive Masterplan
 - Amount and Type of Housing
 - Affordable Housing
 - Layout and Design
 - Sustainable Construction/Renewable Energy
 7. LANDSCAPE, ENVIRONMENT AND OPEN SPACE/RECREATION PROVISION
 - Landscape and Environment
 - Environmental Impact Assessment
 - Open Space and Contributions
 8. TRANSPORTATION, ACCESS AND PARKING
 - Sustainability
 - Transportation Measures
 - Vehicular Access
 - Parking
 - Contributions
 9. DRAINAGE, FLOOD RISK AND WATER SUPPLY.
 10. COMMUNITY BUILDING
 11. COMMUNITY SAFETY
 - Layout and Mix of Dwellings
 - Access and Car Parking
 - Open Space and Landscaping
 12. REFUSE AND RECYCLING PROVISION
 13. EDUCATION AND MEDICAL FACILITIES
 14. DEVELOPERS CONTRIBUTIONS
- SITE PRINCIPLES MAP

Introduction

This development brief has been prepared by East Hampshire District Council as additional planning guidance for the development of land at Causeway Farm, 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 Causeway Farm, Petersfield as a reserve housing site for about 275 dwellings, a community centre, provision of land for a school and an allocation for open space in line with Policy R4 of the Second Review Local Plan.
- 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 Causeway Farm, 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.

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 overall site covers an area of some 11.3 hectares. An area of about 9.1 hectares is allocated for housing. Part of the remaining area is required for a community building. An area of 1.2 hectares is also set aside for a new primary school. Part of the remaining area is required for a community building and allotments.
- 3.2 This is a greenfield site within the South Downs National Park. It has a number of attractive features, such as trees and streams. It is situated to the south eastern edge of the existing settlement of Petersfield behind a ribbon of residential properties fronting The Causeway, and bounded to the south by a pocket of industrial buildings and a mobile home park. The allocation is predominately coarse grazing land that gently falls away to the outer boundaries. However there is a group of residential properties, including a converted listed building, to the rear of The Causeway opposite the entrance to the site by the Hangers Way.

3.3 The site is located relatively close to the town's facilities; additional pedestrian and cycle links would further improve the accessibility.

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 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) 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 to include affordable houses, the number and type to be determined by proven need;***
- ***A wide undeveloped "greenway" along the main stream and provide informal open space to enable a green finger to be created into Petersfield, in line with Policy R4;***
- ***The retention of and the provision of an appropriate setting for important natural features such as trees and streams;***
- ***The provision of a new school site of 1.2 hectares of useable land to provide for a new 1FE (210) place primary school;***
- ***Community facilities including a community building and allotments;***
- ***Drainage improvements including flood protection measures; and***

- **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;
- Location of a primary school, community building and allotments; and
- Amenity open space.

Amount and type of housing

6.2 The site should provide about 275 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 local connection to the district and 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 '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 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 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, the assessment of any site contamination and the results of a surface water drainage plan.

- 6.10 The layout of the site to be resolved with close regard to the liability to flooding and the effect of development on land drainage in the vicinity. The sequential approach should be adopted to direct development to areas of lower flood risk within the site.
- 6.11 Dwellings should be suitably orientated to minimize their impact on the surrounding countryside, adjacent existing residents and nearby vegetation, and to provide natural surveillance where required. The design and layout of the dwellings will take into account the various site levels. The taller high density development would be sited in the least intrusive areas (for example away from the site's sensitive northern and eastern boundaries). The housing is likely to comprise a mixture of sizes and heights up to two and a half storeys with a varied massing similar to the traditional street patterns to be found in Petersfield. The setting of the listed building towards the centre of the site should be respected and incorporated as an integral part of the development. Careful consideration should be given to the design and character of any development adjacent to The Hangers Way (see also paragraph 7.18).
- 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.

Sustainable Construction / Renewable Energy

- 6.13 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>

6.14 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 Sleas 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 recognises 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, streams, the woodland strips 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. The Environment Agency will require buffer zones to all water courses on the site.
- 7.6 The screening of the site must be retained and enhanced to protect countryside views towards the site from Sussex Road.
- 7.7 Vegetation, particularly on the outer boundaries, must be retained and reinforced as part of the structural landscaping. In particular major planting belt, some 15 metres deep, is required along the eastern and south eastern boundaries.

Retained vegetation must be protected from development which means buildings, hard surfaces, engineering and construction works, in accordance with the guidance contained in the 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 Any application for planning permission should be accompanied by a report that assesses the ecological implications arising from the development, especially upon the stream and existing vegetation which are important for the movement of wildlife. It should also take account of the protected species on the site. 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 There is a long waiting list for additional allotments in the town which should be addressed in part by on-site provision on the housing site. This is in addition to the significant public open space requirements which the development will generate.
- 7.16 In line with Policy R4 there needs to be an area of informal open space including a riverside walk creating a green finger from the wider countryside into Petersfield.

- 7.17 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.
- 7.18 Amenity of the existing footpaths should be retained and enhanced, with links created to the existing routes and the new public open space. In particular, the rural character to the Hangers Way should be retained within the site, especially by the retention and reinforcement of boundary vegetation.
- 7.19 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.

Archaeology

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

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 The site provides an opportunity to enhance the bus service to the town centre by providing peak and off peak journeys to the town centre and station. The site is also located relatively close to the town's facilities and pedestrian/cycle links,

especially via Sussex Road, would further improve the accessibility.

Transportation Measures

- 8.3 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,
- 8.4 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 The Causeway. 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.
- 8.5 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.
- 8.6 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

- 8.7 A development of this size would require a roundabout, traffic light controlled or right turn enhanced junction on The Causeway. It may be possible to serve the site from a single access at the existing Hangers Way entrance. Although there is a protected tree on this land which constrains the available width and the access lies in close proximity to the Cranford Road junction and The Petersfield School. The proposed, and any potential, access points to the development will need to be examined as a part of the Transport Assessment.
- 8.8 A secondary or emergency access for vehicles may be required given the size of the site and scale of development. This could be onto The Causeway and might involve the demolition of an existing dwelling(s). Vehicular access to Sussex Road, including for emergency access only, would not be appropriate.

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. Significant contributions will be required towards implementation of proposals set out in the Petersfield Area Transport Strategy (PAT) or future Petersfield Town Access Plan.

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.
- 9.2 There is insufficient capacity in the existing sewerage network to serve the proposed development. The developer will

therefore need to requisition off-site sewerage to the nearest point of adequate capacity, as specified by Southern Water.

- 9.3 A public sewer traverses the site, which will require a minimum of 6 metres easement. A diversion at the developer's expense may be possible provided a feasible alternative route can be found. Developers should contact Southern Water early in the planning process.
- 9.4 There are no surface water sewers in the vicinity of the site and alternative means of disposal of surface water must be found.
- 9.5 Part of the site, covered by Policy R4, is shown on the Environment Agency's floodplain maps and the Council's Strategic Flood Risk Assessment as falling with Zone 3 as defined in PPS25 (Annex D). 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. 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 should form part of the masterplan and include drainage improvements and 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.
- 9.6 The prior written consent from the Environment Agency is required for any proposed works or structures, in, under, over or within 8 metres of the top of the bank or culverting of the main river, 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 a watercourse.

10. Community Building

- 10.1 The provision of the community facility is included on this site as a requirement of the development of the site. It should be located away from existing dwellings. The car park will provide dual use for users of the public open space.
- 10.2 The developer(s) of the site should enter into discussions with the Town Council and the local community to establish the size, type and layout of the facilities. If playing fields are provided as part of the school site, then the community building could provide associated changing facilities which would enable wider community use of the playing fields. The discussions should also determine the future long-term maintenance and ownership of any facilities.

11. Community Safety

- 11.1 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.
- 11.2 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 and/or flats 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.

12. Refuse and Recycling Provision

12.1 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 cartilages or within a separate screened area.

13. Education and Medical Facilities

13.1 In order to preserve options for future school provision in the area, to serve the significant levels of new housing that could come forward, the provision of a new school site is included in the development brief. A site of 1.2 hectares of useable land to provide for a new 1FE (210) place primary school is required. If playing fields are provided as part of the school site, then the community building could provide associated changing facilities which would enable wider community use of the playing fields. Contributions may also be required towards the provision of additional places at existing local and nearby schools.

13.2 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.

14. Developer Contributions

14.1 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)
- Open space/landscaping and recreational provision (see 7.12 to 7.19)
- Transportation (see 8.13)
- Drainage and water supply (see 9.1 to 9.16).
- Community infrastructure (see 10.1 and 10.2)
- Education and medical provision (see 13.1 and 13.2)

14.2 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, Hampshire County Council or the drainage and sewerage authority.

EHDC December 2009

Causeway Farm - Petersfield

