



Planning Committee Meeting

Discussion of DRAFT plans for development of
Land south of Coombe Road
covered in Policy EM16
of the East Meon Neighbourhood Development Plan,
within the SDNPA Local Plan

13 August 2019

East Meon Village Hall

East Meon Neighbourhood Development Plan Policy EM16

Site Location	South of Coombe Road opposite Kews Meadows and Coombe Road Terrace
Site area	0.43 Hectares
Total number of dwellings	11 in 2 clusters each with separate access to Coombe Road
Number and type of dwellings	Cluster 1: 3 x 3-bedroom dwellings and 3 x 2-bedroom dwellings Cluster 2: 2 x 3-bedroom dwellings and 3 x 2-bedroom dwellings
Availability	Owner has confirmed site is available

This land is allocated for 11 dwellings, the proposal will include:

- Development will comprise two clusters of 6 and 5 dwellings respectively, each served by their own access from Coombe Road with a visibility splay of 2.4m x 40m.
- The mix of dwellings will comply with Policy EM4.
- Dwellings will be no more than two storeys, with no accommodation within the roof space beyond the first floor.
- Prior to the occupation of any of the dwellings, a public footway shall be constructed along the frontage of the site with Coombe Road from the west end of the site to link with footpath 7b as shown on the illustrative plan.
- The development will secure a Scheme of mitigation in the form of a green infrastructure, wildlife corridor formed by a woodland belt of at least 5m depth along the southern edge of this site, to be typical of the thicker hedgerows in and around the village.
- A bespoke landscape and visual impact assessment appraisal will be required and should inform the design and layout of the site proposals and must incorporate the wildlife corridor and structured planting which is consistent with the local landscape character to integrate the development appropriately within its landscape setting.
- Details of site levels, and where finished floor levels of the dwellings will be set in relation to existing site levels, will be provided.

- The application must be accompanied by a detailed foul and surface water drainage strategy including sustainable urban drainage, and must demonstrate how surface water drainage can be satisfactorily accommodated to, if practical and feasible, alleviate current problems in Coombe Road adjacent to the site.
- This site falls within a Groundwater Source Protection Zone 3. An assessment will be submitted with the application to demonstrate that the development will not have an adverse impact on the quality of surface or groundwater supplies and resources, and detail any controls required before development proceeds.
- The proposal must be accompanied by a desk based Archaeological Investigation, with a more comprehensive investigation should this be necessary.
- Any planning permission for the residential development shall ensure that provision is made to secure:
 - The implementation of the scheme of mitigation in full by the development;
 - Maintenance of the scheme of mitigation in perpetuity.

East Meon NDP can be found at:

<https://www.southdowns.gov.uk/planning/community-planning/neighbourhood-development-plans/>

East Meon Neighbourhood Plan Policy EM16

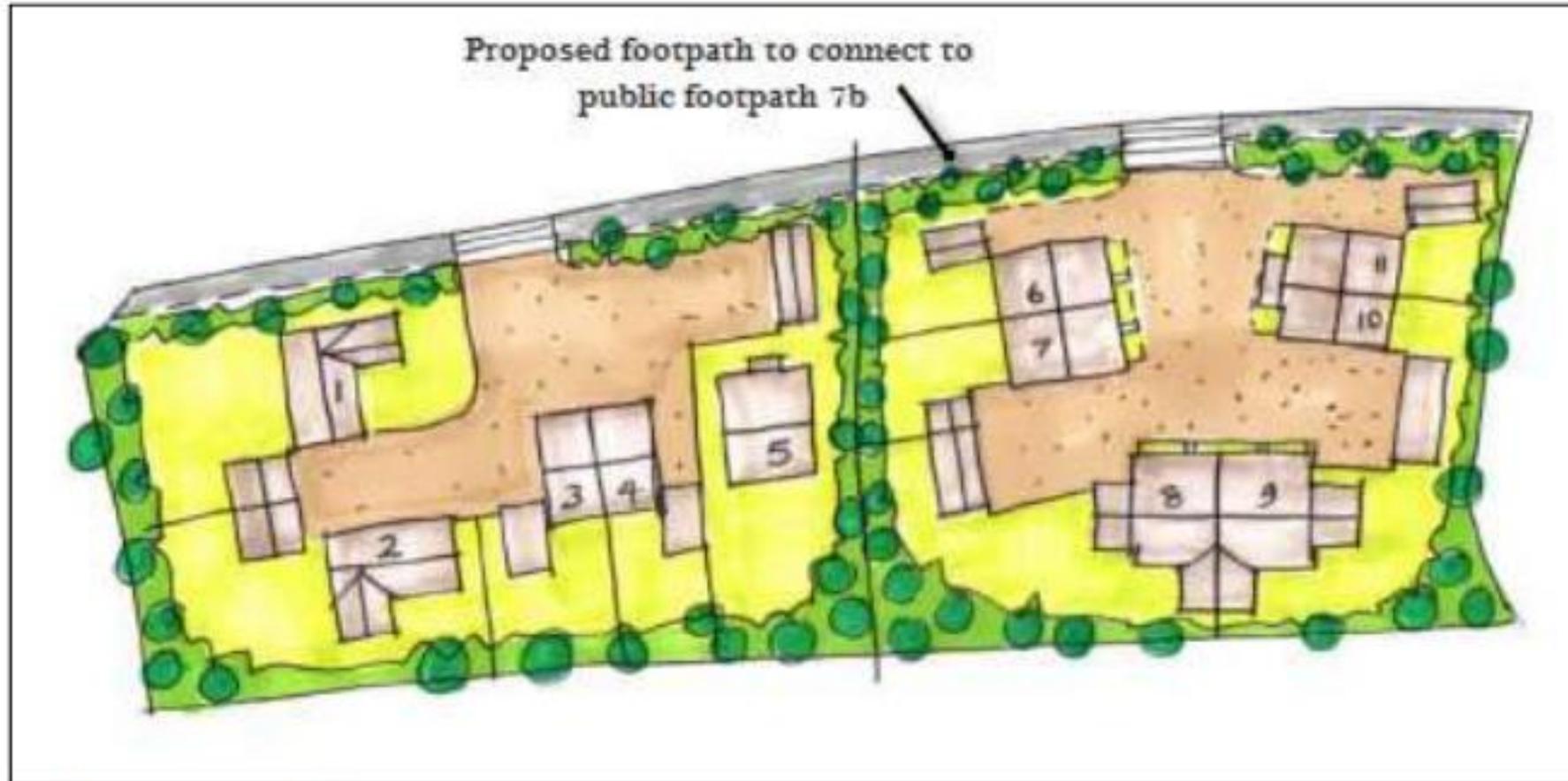


Figure 8: Indicative site layout (Indicative site layout prepared by Jackson Planning and East Meon NDP Working Team)

Draft Proposal from Developer



5 x 3 bedrooms
6 x 2 bedrooms

EM16 indicative
layout
compared with
draft proposal

5 x 3 bedrooms
6 x 2 bedrooms

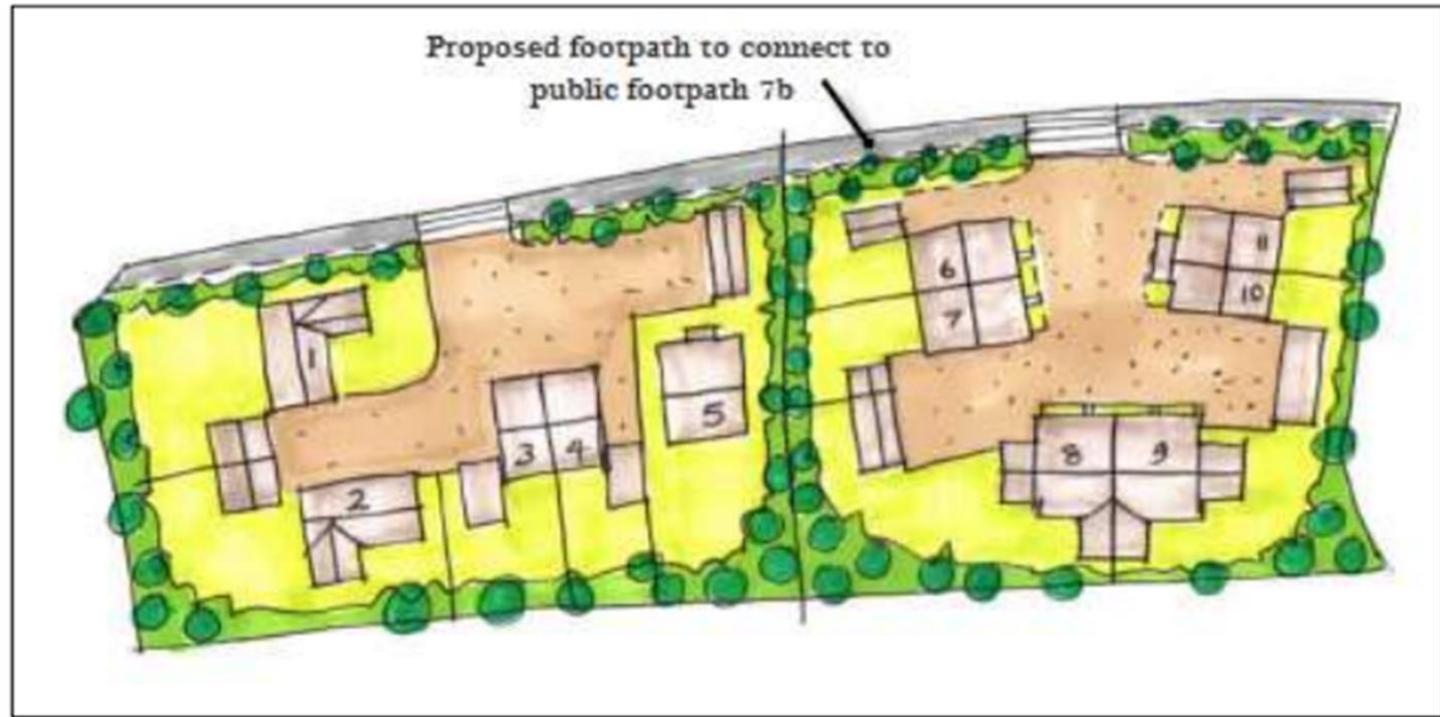


Figure 8: Indicative site layout (Indicative site layout prepared by Jackson Planning and East Meon NDP Working Team)





PROPOSED STREET ELEVATION - NORTH

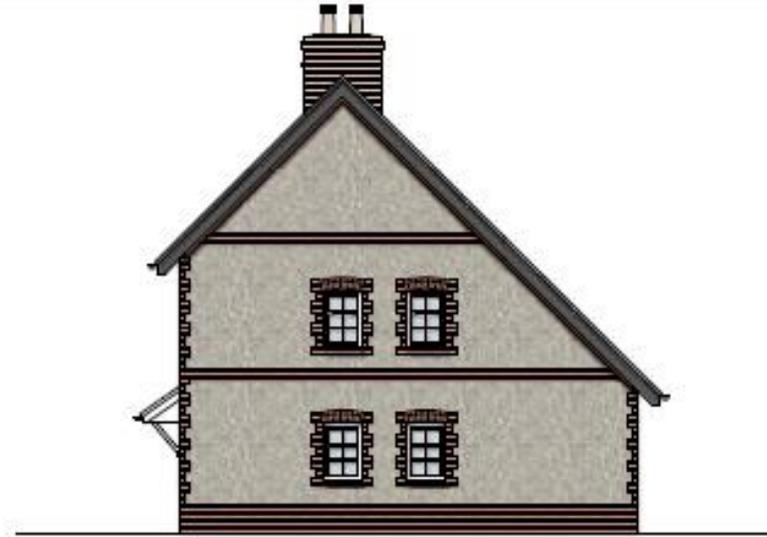


PROPOSED SITE MATERIALS AND DESIGN FEATURES

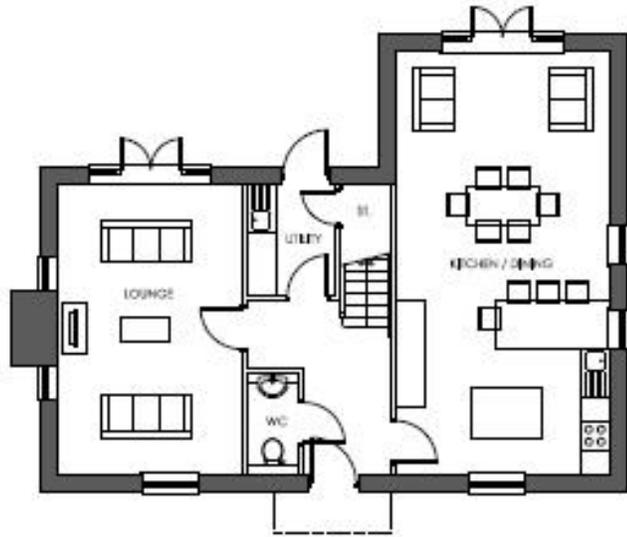
Plot 1



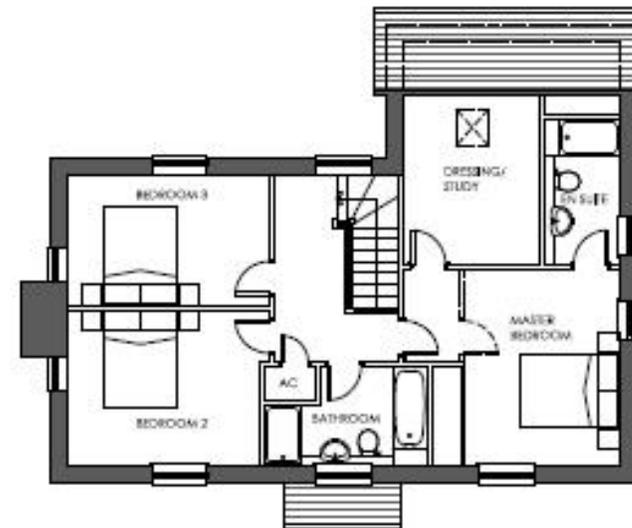
PROPOSED NORTH ELEVATION



PROPOSED WEST ELEVATION



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

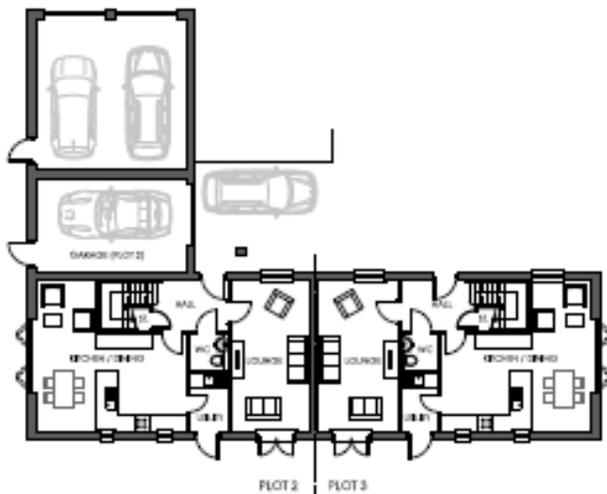
Plots 2 & 3



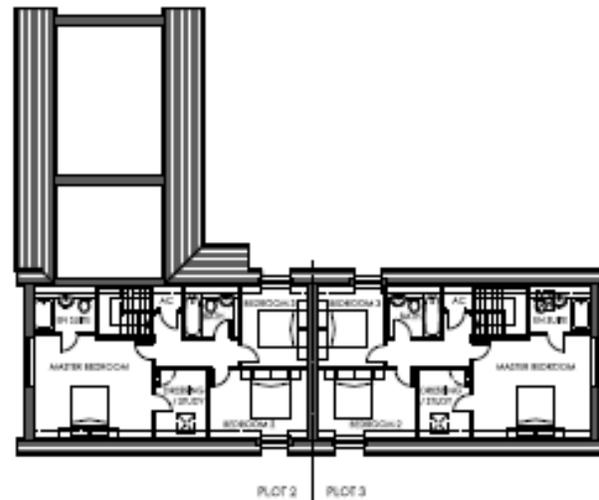
PROPOSED NORTH ELEVATION



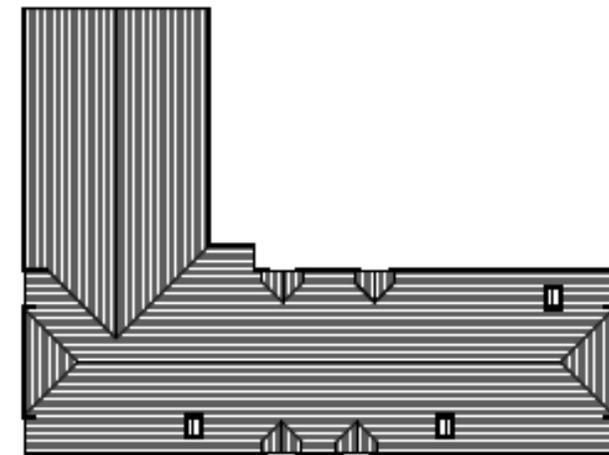
PROPOSED EAST ELEVATION



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



PROPOSED ROOF PLAN

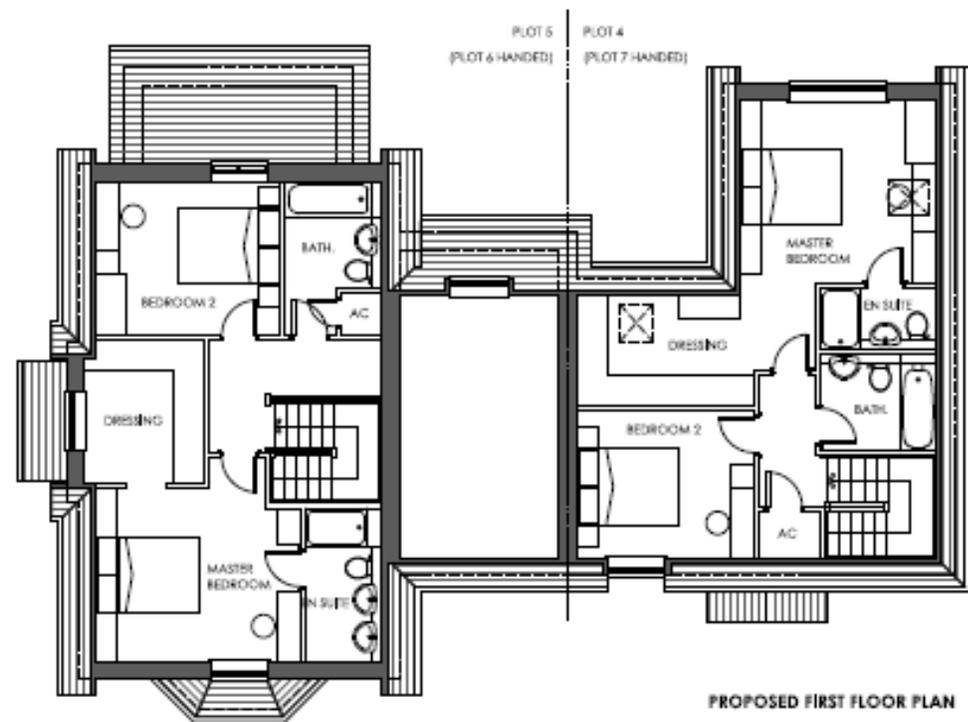
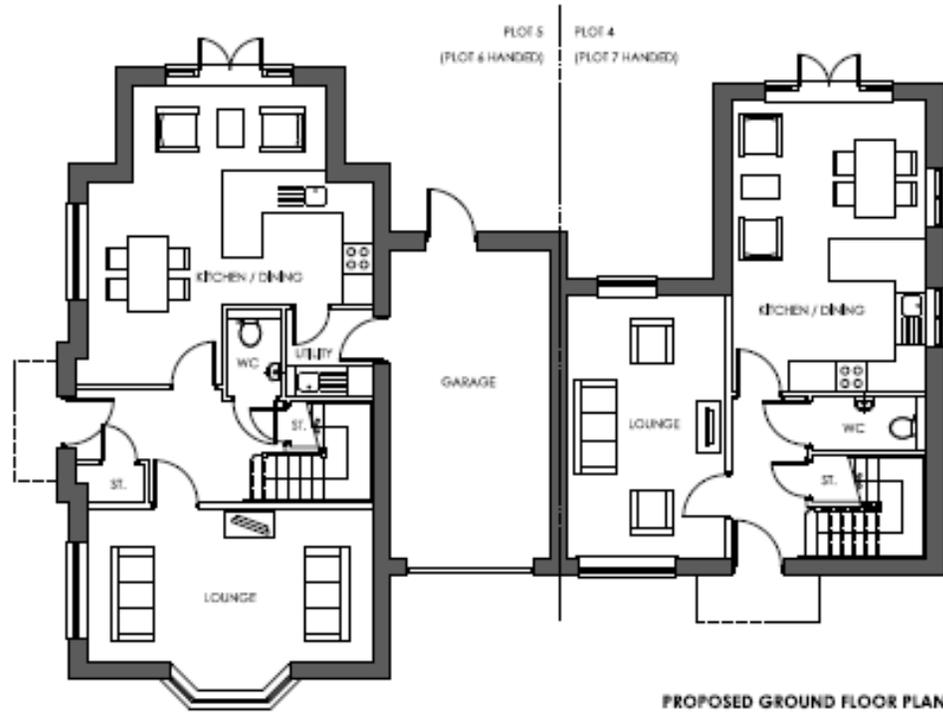
Plots 4 & 5 (also 6 & 7 handed)



PROPOSED NORTH ELEVATION



PROPOSED WEST ELEVATION



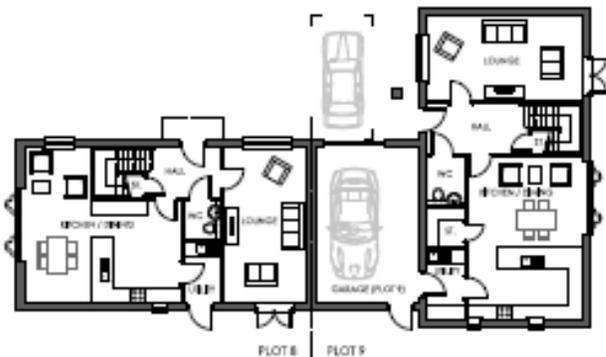
Plots 8 & 9



PROPOSED NORTH ELEVATION



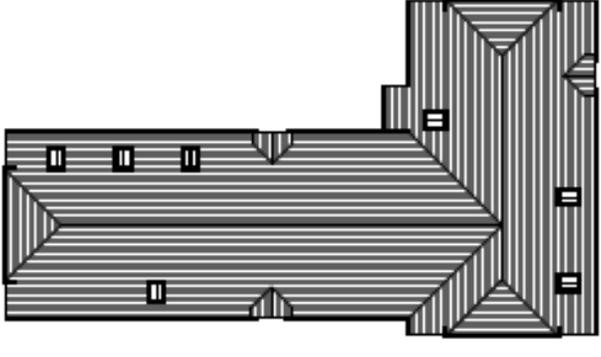
PROPOSED WEST ELEVATION



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



PROPOSED ROOF PLAN

Plots 10 & 11



PROPOSED NORTH ELEVATION

