

Response to Planning Application SDNP/19/06024/FUL

Land adjacent to Coppice Cottages Coombe Road East Meon Petersfield Hampshire

East Meon Parish Council (EMPC) has no objection to this application and we are pleased that it complies with most of the relevant policies in the East Meon Neighbourhood Development Plan (EMNDP). However, we have a number of comments and requests for conditions to ensure that the application meets the detail and spirit of the EMNDP and other relevant Local Plans. Some of these comments refer back to an EMPC Planning Committee meeting held on 13th August 2019 with the Developer and its Agent, at which members of the public were present.

Sewerage and Drainage (EMNDP Policy EM12) and Surface Water Management (EMNDP Policy EM13):

EMPC considers the management of surface water and effective drainage as the biggest challenge to implementing development on this site. Flooding in East Meon caused by now more commonplace heavy rainfall events is a concern for many residents in various village locations, especially in Coombe Road where run-off from the fields has caused regular problems for residents. EMNDP Policies EM12 & EM13 clearly state the requirements for surface water management and EMNDP Policy EM16 includes the statement that 'The application...must demonstrate how surface water drainage can be satisfactorily accommodated to, if practical and feasible, alleviate current problems in Coombe Rd adjacent to the site.' At the absolute minimum, paragraph 4.44 of the EMNDP indicates that Policies EM12 and EM13 'require developments not to worsen the existing situation'. EMPC requests that the Case Officer ensures that the evidence to support the Drainage Assessment and the solutions recommended therein are robust. We support the comments submitted by Hampshire County Council's Flood and Water Management Team dated 13 January 2020.

The inadequacy of East Meon's sewerage system during heavy rainfall is also a challenge, as recognised by Southern Water and indicated in EMNDP paragraph 4.43. We are pleased to see that the proposal for this site is for a private sewer network and that Southern Water will improve the existing sewer network to provide adequate capacity at the point at which they join.

Affordable Housing:

The South Downs Local Plan (SDLP) Policy SD28: Affordable Homes, sets the policy for provision of affordable housing on development sites in the Park. In Appendix E of the EMNDP (page 47), data from 2017 shows that out of approx. 500 households in East Meon, 111 live in social rented dwellings (23% of the total and almost twice the average for East Hampshire) and 6 occupy shared ownership properties. EMPC proposes that all affordable houses built on this site are intermediate forms of housing (as defined in SDLP Policy SD28), in this case shared ownership, which as shown above, is currently a small proportion of East Meon's housing stock. This will provide more opportunities for people in social housing, who are fortunate enough to have saved a deposit, to move to a shared ownership property within East Meon and hence part-own their own home without having to move away from the village. This will, in turn, free up social rented properties for people/families on the waiting list. Information from East Hants District Council (Jan 2020) shows that the waiting list for 2 and 3-bedroom social housing in East Meon is for 6 x 2 bed dwellings and 1 x 3 bed dwelling; for 2 and 3-bedroom intermediate housing, the waiting list is for 4 x 2 bed dwellings and 3 x 3 bed dwellings, indicating a need for more intermediate housing. Paragraph 3.3 of the EMNDP states that one of the 'guiding principles raised consistently through consultation...' was 'Provision of social and affordable housing for applicants with strong local connections.'

Paragraph 4.17 states that...‘affordable housing will be provided on all development sites that meet the requirements set out in the...South Downs Local Plan’.

Public Footpath along the frontage of the site:

During the Planning Meeting on 13th August 2019, a suggestion was made that the proposed footpath could be located on the opposite (north) side of Coombe Rd. rather than adjacent to the new site (i.e. on the south side of Coombe Rd.) as shown in the application and in the EMNDP. This would result in a continuous footpath from Duncombe Road into the village centre. We recognise that this could present difficulties with the visibility splay for vehicles at the exits of each of the clusters (and understand that this has been discussed between the Developer and Hampshire Highways, but see no evidence of this in the application) but would like the Case Officer to examine the options available (for example, a footpath on both sides of the road?).

Wildlife Corridor to the south of the site:

EMPC requires a condition applied to the application in order to meet the final bullet in EMNDP Policy EM16: that the Wildlife Corridor is implemented in full and that, before development is started, an agreement to maintain the corridor in perpetuity is signed. To be clear, we want this agreement to be between the landowner and EMPC rather than between the landowner and the residents/management company for the new development. Indeed, EMPC would be happy to take ownership of the Wildlife Corridor and take responsibility for its maintenance and certainly would like to be involved in its design, along with the nature group evolving within East Meon. The wildlife corridor should aim to deliver elements of the SDLP Strategic Policy SD45: Green Infrastructure.

Covenant on a non-build or no-development zone immediately to the south of the site:

EMPC requests a condition placed on this application that, before development commences, a covenant is in place detailing a non-build or no development zone immediately to the south of the site, adjacent to the site but outside the site itself (including land up the track which leads to Duncombe Farm) to the effect that it cannot be used for any purpose other than agriculture without the formal approval of the Parish Council. This is clearly stated in the EMNDP paragraph 4.60

Electric car charging:

At the 13 Aug meeting, a request was made that the infrastructure for electric car charging is included in the plans for this development, as it surely makes sense to include it at this stage rather than retro-fit it later. Within the South Downs National Park, the East Hants Parking Standards are being used. The EHDC ‘Vehicle Parking Standards’ Supplementary Planning Document states in paragraph 4.6.1, ‘In July 2017, the Government announced that new diesel and petrol cars and vans will be banned in the UK from 2040 to help tackle air pollution. This steers a transition from diesel and petrol fuelled cars towards electric powered cars, with some commentators estimating this is most likely to increase exponentially between 2020s and 2030s. As such, new development proposals should not only be mindful of this, but should support and enable this transition.’ EMPC urges the case officer to require that electric vehicle charging infrastructure must be provided in this development. At minimum, we expect to see the provision of appropriate outside power for vehicle charging.

Constraints on extending properties:

The Housing Needs Survey & Assessment supporting the EMNDP clearly states that smaller, 2- & 3-bedroom dwellings are most needed in East Meon and this is spelt out in Policy EM3: Size of

Dwelling. We are pleased that the application delivers this policy. EMPC requests that conditions are placed on this development to limit permitted development rights and prevent all future owners expanding these houses beyond the current number of bedrooms, including construction which would increase the size of any property beyond the requirements expressed in the EMNDP and the Housing Needs Survey.

Ecological impacts and mitigations:

The wildlife corridor at the south of the site should consist of native trees and shrubs and, as highlighted in EMNDP paragraph 4.58, should be typical of hedgerows in and around East Meon. We expect that any planting on the site should be with a view to encouraging wildlife and, if possible, include areas of wildflower grassland for pollinators and butterflies, plus fruit trees in gardens. Additionally, wildlife permeable boundaries should be installed between gardens and open spaces.

Potential disruption to Coombe Rd during construction:

Before work on the site commences, EMPC would like to see a construction management plan which minimises disruption to traffic, cyclists and pedestrians on Coombe Rd. We understood from our meeting on 13 Aug 19 that this would be part of the planning application. EMPC expects Coombe Rd not to be closed at any point during construction and for construction vehicles to be accommodated on-site and off-road. We understand that the existing hedge running along the north of the site, adjacent to the road, is currently used by hedgehogs to move between foraging and nesting sites. As part of the construction management plan, EMPC would like to see a strategy for removal of the hedgerow which minimises the impact on the hedgehogs.