

SDNPA Local Plan - Position statement on behalf of Greatham Voice

November 29th 2018

Dear Sir,

With relation to the South Downs Local Plan, we would like to add some comments to our initial submission in the form of a position statement regarding SD73, land at Petersfield Road, Greatham.

1. Settlement Facilities score for Greatham reduced from 7.5 to 2.5 between 2015 and 2018.

It is our understanding that the Settlement Facilities Assessment of September 2015 “forms part of the evidence base for the South Downs Local Plan.”

Greatham has since experienced a significant reduction in services; a 5-point reduction since 2015, down to 2.5. If housing allocation is to be based on ‘robust evidence’ we ask that this change be taken into account when assessing the land at Petersfield Rd.

2. Decrease in density across the site from South - West to North – East.

We support the SDNPA response that suggests a decrease in density away from Petersfield road. We also recommend that the density decreases from the South-West, where the existing brown field site is, to the North-East, which is green field and currently outside the settlement boundary.

We also support the SDNPA position in the Schedule of Changes document that talks about a buffer being placed alongside the boundary with the countryside: “The eastern boundary of the site should be appropriately landscaped, with a significant vegetative buffer, to provide a suitable transition to the river valley.”

In order to prevent Greatham from becoming a “Ribbon” settlement, we also suggest that a buffer is placed between this new development and the neighbouring estate Bakers Field. This would allow an area of green space along Petersfield Rd and protect the views of Deal Farm, a listed building which is directly opposite.

3. Public right of way, Green Settlement, existing topology and views

We support the SDNPA response that a landscape led approach should require a Green Infrastructure Strategy, include references to public right of way’s and provide a significant area of public open space. We also believe that the plan must take into account the existing topology of the site. Views should be protected from the north of the village and from public footpaths.

Regards

Greatham Voice

greathamvoice@gmail.com